



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

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION**  
**OFFICIAL MINUTES**  
**6 February 2019**

The Historic and Design Review Commission of the City of San Antonio met in session on Wednesday, February 6, 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 3:11 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 and Wolff

**CHAIRMAN'S STATEMENT**

**ANNOUNCEMENTS**

**CITIZENS TO BE HEARD:**

- Christian Pesce
- Denise Gutierrez
- Cindy Tower
- Joanne Murillo
- Michelle Hawkins

**CONSENT AGENDA**

- Consideration of Consent Agenda items:
  - Item #1, Case No. 2019-025 321 E LOCUST, 323 E LOCUST
  - Item #2, Case No. 2019-032 112 E PECAN ST
  - Item #3, Case No. 2018-382 122 E HOUSTON ST
  - Item #4, Case No. 2018-582 622 S FLORES ST
  - Item #5, Case No. 2019-031 2230 SE MILITARY DR
  - Item #6, Case No. 2019-041 116 E CAROLINA ST
  - Item #7, Case No. 2019-041 116 E CAROLINA ST
  - Item #8, Case No. 2019-042 125 W ASHBY PLACE
  - Item #9, Case No. 2019-013 345 BRAHAN BLVD
  - Item #10, Case No. 2019-044 829 N PINE ST
  - Item #11, Case No. 2019-016 914 N PINE ST
  - Item #12, Case No. 2019-037 1000 BROADWAY
  - Item #13, Case No. 2019-030 106 GLORIETTA, 1816 N ALAMO, 1818 N ALAMO
  - Item #14, Case No. 2019-039 1625 PALO ALTO RD
  - Item #15, Case No. 2019-017 3910 RITTIMAN RD

- o Item #16, Case No. 2019-038 432 W MARKET ST
- o Item #17, Case No. 2019-027 6175 OLD PEARSALL RD/MILLERS POND PARK
- o Item #18, Case No. 2019-034 7902 WESTSHIRE DR
- o Item #19, Case No. 2019-020 528 RASA DR
- o Item #20, Case No. 2019-021 9606 BANDERA RD/OP Schnabel Park
- o Item #21, Case No. 2019-048 1507 MISSION RD
- o Item #22, Case No. 2018-515 2002 MCCULLOUGH AVE, 311 E COURTLAND PLACE

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

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

**Action:** **THE MOTION PASSED with 8 AYES, AND 0 NAYS.**

### **REGULAR AGENDA ITEMS**

• **Item #23. HDRC NO. 2018-569**

Applicant: Aidan Mulhern, Tobias Stapleton

ADDRESS: 5626 SAN FERNANDO ST/ RICHARD CUELLAR PARK & ST. PAUL SQUARE

**REQUEST:**

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

1. Demolish the historic structure located at 205 Ostrom.
2. Construct a two story, primary residential structure on the east end of the lot (lot 1).
3. Construct a two story, primary residential structure on the west end of the lot (lot 2).
4. Construct two, two story, rear accessory structures at the rear of each two story structure.
5. Install one new curb cut and driveway on Ostrom Drive in addition to the existing curb cut and driveway.

**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 – 3. Staff recommends approval of request items #2 and #3, the construction of two, two story single family residential structures on the property based on findings 2a through 3k with the following stipulations. This is only applicable if item #1, demolition is approved.
  - i. That any horizontal Hardie siding feature an exposure of four (4) inches and a smooth finish. Any shingle siding should be wood and not composite to provide a more accurate profile.
  - ii. That the proposed 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.

- iii. ARCHAEOLOGY- Archaeological investigations may 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.
- iv. That the site plan submitted by the applicant feature dimensioned setbacks.

4. Staff recommends approval of request item #4, the construction of two, accessory structures based on finding 4a and 4c with the following stipulations:

- i. That any horizontal Hardie siding feature an exposure of four (4) inches and a smooth finish. Any shingle siding should be wood and not composite to provide a more accurate profile.
- ii. That a detail and materials information be submitted for the proposed garage door. A vinyl or composite garage door should not be installed.
- iii. ARCHAEOLOGY- Archaeological investigations may 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.
- iv. That the site plan submitted by the applicant feature dimensioned setbacks.

5. Staff recommends approval of request item #4, the installation of a new curb cut and driveway with the stipulation that the driveway not exceed ten (10) feet in width.

**CITIZENS TO BE HEARD:**

Richard Reed(6 mins), Larry de Martino(6 mins), Chris Green(6 mins), John Hertz(6 mins), Billy Morgan, Patty Zaiontz, Raleigh Wood(9 mins), Roy Shweers (9mins), Jim Cullum(9mins), Blanquita Sullivan(6 mins), Mimi Quintanilla( 6mins), and Mark Canaan (9 mins) opposed the case.

Commissioner Guarino arrived at 4:40pm, and came after several testimonials.

Staff clarified that matter was continued from previous meeting due to a tie vote and that a request for demolition requires approval by 2/3 of quorum present.

Motion: Commissioner Carpenter moved to deny applicant’s request based findings 1a- 1d and testimonials. Commissioner Fish seconded the motion.

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

Action: **MOTION PASSED with 8 AYES, AND 0 NAYS.**

- **Item #24. HDRC NO. 2018-584**  
 ADDRESS: 107 PASO HONDO  
 APPLICANT: Cotton Estes/High Cotton Architects

**REQUEST:**

The applicant requests 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, applicant proposes 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, roof replacement, porch repair anston-window sills and other historic façade elements.

3. Install skylights into the non-primary roof slopes of the roof structure.
4. Replace the original wood windows with new, insulated wood framed windows.
5. Construct a rear addition of approximately seventy-five (75) square feet.

**RECOMMENDATIONS:**

1 & 2. Staff recommends approval of items #1 and #2, rehabilitation 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.

3. Staff recommends approval of item #3, the installation of skylights based on finding g with the following stipulation:

- i. That the skylights should feature a reduced profile so that the protrusion from the skylights does not create irregularities within the roof slope. That the development team continue to explore the incorporation of a street-level design that facilitates active, ground-level uses.

4. Staff does not recommend approval of item #4, the replacement of the original wood window sashes. Staff finds that the original sashes should be restored.

5. Staff recommends approval of item #5, the construction of a rear addition based on findings i through m with the stipulation that the proposed windows match those found within the historic structure.

**CITIZENS TO BE HEARD:** NONE.

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

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

Action: **MOTION PASSED with 9 Ayes, and 0 Nays.**

• **Item #25. HDRC NO. 2018-462**

APPLICANT: Patrick Christensen

ADDRESS: 201 E HUISACHE AVE

**REQUEST:**

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

**RECOMMENDATIONS:**

Staff does not recommend approval based on finding b through f. Staff recommends in-kind wood window replacement where they are deteriorated beyond repair or to comply with the comments presented at the Design Review Committee meeting.

**CITIZENS TO BE HEARD:** NONE.

Motion: Commissioner Fish move to approve as submitted and based on Design and Review Committee(DRC) comments. Commissioner Garza seconded the motion.

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

**Action:** MOTION PASSED with 9 AYES, AND 0 NAYS.

Commissioner Fetzer left the meeting.

- **Item #26. HDRC NO. 2019-023**  
ADDRESS: 1939-1943 N INTERSTATE 35 aka Pan Am Expwy  
APPLICANT: Joseph Smith/JSM Architects

**REQUEST:**

The applicant is requesting conceptual approval to construct three, multi-story residential structures on the vacant lots addressed as 1939 through 1943 N Interstate Highway 35. The lots are bounded to the south by Interstate 35 Frontage Road to the south, N Palmetto to the west and Gloucester Street to the north. Two structures will feature 42' – 6" in height, including rooftop canopy structures. One structure will feature 35' – 0" in height.

**RECOMMENDATIONS:**

Staff does not recommend conceptual approval based on findings a through s. Staff recommends the applicant address the inconsistencies with the Historic Design Guidelines prior to returning to the Commission, including the proposed building massing and roof forms.

**CITIZENS TO BE HEARD:** NONE.

**Motion:** Case was POSTPONED to February 20<sup>th</sup> meeting by applicant.

**NO ACTION REQUIRED.**

- **Item #27. HDRC NO. 2018-618**  
ADDRESS: 1004 LEAL ST  
APPLICANT: Sarah Gould, Westside Preservation Alliance/Esperanza Peace and Justice Center

**REQUEST:** WITHDRAWN by applicant.

**RECOMMENDATIONS:** Not available to show.- No link to the original application.

**CITIZENS TO BE HEARD:** NONE.

**Action:** NONE REQUIRED. CASE WITHDRAWN BY APPLICANT.

- **Item #28. HDRC NO. 2019-040**  
ADDRESS: 306 KING WILLIAM  
APPLICANT: Daniel G. & Sandra Lee Rodriguez

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing standing seam metal roof with a new cedar shake roof.

**RECOMMENDATIONS:**

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

If replacement is necessary, staff recommends that the applicant install a new standing seam metal roof to match the existing. The roof must feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a standard galvalume finish, and a crimped ridge seam. A ridge cap should not be used. The applicant must contact staff 24 hours prior to installation in order to schedule an inspection to verify that metal roof specifications are met. In-kind roof replacement is eligible for administrative approval.

**CITIZENS TO BE HEARD:** NONE.

**MOTION: APPLICATION WITHDRAWN BY APPLICANT.**

**Action: NONE REQUIRED.**

- **Item #29. HDRC NO. 2019-022**  
ADDRESS: 1020 NAVARRO ST  
APPLICANT: Tambi Heines/Drip IV Lounge

**REQUEST:**

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

1. Install a hanging sign on the Navarro Street elevation to feature an overall height of 24 inches and an overall width of 40 inches for a total square footage of approximately 13.4 square feet, counting both sides.
2. Install a wall sign at the river level to feature an overall height of 18 inches and an overall width of 24 inches for a total square footage of three square feet.

**RECOMMENDATIONS:**

Staff recommends approval based on finding b and c with the stipulations that the proposed signage should feature a dark background, comparable to that located on the street elevation and should be installed in a manner than is appropriate for the river façade; either a hanging sign or a wall sign mounted appropriately to the façade.

**CITIZENS TO BE HEARD:**

Dr. Fred Preston(9mins),Cecilia Garcia(9mins), and Virgil Yanta. Other speakers yield their time to Dr. Preston and Cecilia Garcia.

**Motion:** Commissioner Carpenter moved to approve applicant’s request for street signage on Navarro Street with no illumination –as submitted and Second, to deny river level request of Riverwalk signage. Commissioner Martinez-Flores seconded the motion.

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

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

- **Item #30. HDRC NO. 2019-028**  
ADDRESS: 1835 E HOUSTON ST  
APPLICANT: Armando Macias/C&A Rehab Investments, LLC

**REQUEST:**

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

1. Modify the existing front façade and roof form of the historic structure to feature a taller, steeper pitched roof over the projecting front façade bay.

2. Modify the existing roof form to feature a primary, front facing gabled roof with an intersecting side gabled roof.
3. Construct a front porch on the eastern side of the front façade.

**RECOMMENDATIONS:**

Staff does not recommend approval of items #1 and #2, modifications to the existing, historic roof form, based on findings c and d.

Staff does not recommend approval of item #3, the reconstruction of the front porch based on finding e. Staff finds that porch reconstruction is appropriate; however, details such as columns, roof profile and detailing should be consistent with the style of the historic structure. Staff finds that a simple, square wood column with capital and base trim should be installed, rather than the proposed tapered column.

**CITIZENS TO BE HEARD:** NONE.

Motion: Commissioner Carpenter moved to approve applicant's request as submitted and with staff stipulation that the applicant work with staff to resolve details, particularly the porch and window stipulations. Commissioner Garza seconded the motion.

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

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

- **Item #31. HDRC NO. 2019-014**  
ADDRESS: 725 HAYS ST, 729 HAYS ST, 901 N PINE ST  
APPLICANT: Ricardo Turrubiates/Terramark

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct three (3) carports at 725/729 Hays and 901 N Pine.

**RECOMMENDATIONS:**

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

- i. That no portion of the proposed carports exceed past the front façade of the primary structures.
- ii. That each carport be constructed of wood materials, and that the standing seam metal roofs feature seams that are one to two inches in height, panels that are 18 to 21 inches long and a standard galvalume finish.

**CITIZENS TO BE HEARD:** Christian Pesce opposed to case.

Motion: Commissioner Carpenter made a motion to approve with staff stipulations and with clarification that staff provide information to the commission regarding the owner's agreement with those stipulations in their absence. Commissioner Fish seconded the motion.

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

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

- **Item #32. HDRC NO. 2019-033**  
ADDRESS: 107 LOVERA BLVD  
APPLICANT: Ginger and Ross Hebert

**REQUEST:**

Applicant requests a Certificate of Appropriateness for approval to perform front yard landscape modifications including the replacement of natural lawn with rock beds, limestone slab pavers, and a variety of plantings.

**RECOMMENDATIONS:**

Staff recommends approval of the front yard modifications based on findings c through d with the following stipulations:

- i. That natural lawn, low-ground cover, or other xeric plants be reintroduced to the design to cover at least 50% of the total front yard area. This may be accomplished by substituting either portion 1: Shadow Stone or 2: Shimmer Bay Rock with natural grass per the submitted site plan. The applicant may also refer to UDC Appendix E: San Antonio Recommended Plant List.
- ii. That the limestone pavers and Keylime quartz boulder is removed from the front yard or relocated to the rear yard.

CASE COMMENT: On January 18, 2019, staff found that the front yard had been subjected to the wholesale removal of natural lawn and the installation hardscaping elements. The owner/applicant have been cooperative in seeking compliance and submitted an application on January 21, 2019 to be heard at the next HDRC hearing.

**CITIZENS TO BE HEARD:** NONE.

Motion: Commissioner Laffoon made a motion to approve with staff stipulations and with the additional stipulation that the black rock be replaced with 'natural turf'.  
Commissioner Garza seconded the motion.

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

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

- **Item #33. HDRC NO. 2019-036**  
ADDRESS: 215 NELSON AVE  
APPLICANT: Jordan Mengele/Sotex Property Brothers LLC

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install new vinyl windows to replace existing, wood windows.

**RECOMMENDATIONS:**

Staff does not recommend approval based on findings a through d. Staff recommends in-kind replacement of the wood sash windows to match the original size, configuration, location, materials, and the standard stipulations. If in-kind replacement is approved, the applicant must submit updated window specifications to staff prior to the issuance of a Certificate of Appropriateness.

CASE COMMENT: After receiving a report regarding window replacement at 215 Nelson on January 8, 2019, staff contacted the applicants to verify if they are complying with the approved scope of work. The applicants explained that the original wood windows were stolen during their repairs off-site and that they cannot afford in-

kind wood window replacements at this time. The applicants have been cooperative with staff in seeking compliance and submitted an application on January 10, 2019 to be heard at the next HDRC hearing.

**CITIZENS TO BE HEARD:** NONE.

Motion: Commissioner Grube made a motion to approve to replace windows in-kind and coordinate with staff on materiality for 18x20" window on the rear.  
Commissioner Martinez- Flores seconded the motion.

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

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

- **Item #34. 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 based on findings a and b.

If replacement is necessary, staff recommends that the applicant install a new standing seam metal roof to match the existing. The roof must feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a standard galvalume finish, and a crimped ridge seam. A ridge cap should not be used. The applicant must contact staff 24 hours prior to installation in order to schedule an inspection to verify that metal roof specifications are met. In-kind roof replacement is eligible for administrative approval.

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:** NONE.

Applicant failed to appear.

Motion: Commissioner Garza made a motion to postpone due to absence of applicant to next Commission meeting February 20<sup>th</sup>, 2019.  
Commissioner Carpenter seconded the motion.

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

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

Commissioner Laffoon left the meeting.

- **Item #35. HDRC NO. 2019-024**  
ADDRESS: 1201 E CROCKETT ST  
APPLICANT: Nate Manfred/French and Michigan

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to amend the previous scope of work from issued July 19, 2017, to instead feature the following:

1. Square wood columns instead of the original Queen Anne style columns, railing, and spindle work
2. Aluminum-clad wood windows with faux divided lites instead of the new wood windows.
3. Removal of 5 window openings: 2 on the E Crockett façade and the 3 on the east elevation.

**RECOMMENDATIONS:**

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

- i. Replacement of non-historic windows may be wood or aluminum-clad wood that do not feature faux divided lites and meet the standard stipulations: Meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the topwindow 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. The 5 removed window should be restored to their original location and configuration; new windows should match the specifications noted in finding e.
- iii. The front porch should be reconstructed to match its historic Queen Anne style as depicted in photographs and the July 19, 2017, approved plan set.

CASE COMMENT: VIOLATION – On a site visit conducted on January 11, 2019, staff found a number of modifications were performed prior to approval or beyond the scope of approval issued at HDRC on July 19, 2017. According to the applicant and new owner, many of the approved repairs items installed by the previous owner including reconstructed spindle work and wood windows were removed from the site prior to selling in October, 2018. The applicant submitted an application on January 18, 2019, to be heard at the next HDRC hearing.

**CITIZENS TO BE HEARD:**     NONE.

**Motion:**           Commissioner Garza made a motion to Approval of #1 and #3 with staff stipulations; Item #2-window replacement with aluminum clad wood windows with the stipulations that the faux divided lites be removed. Commissioner Carpenter seconded the motion.

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

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

• **Item #36. HDRC NO. 2019-018**

ADDRESS: 1507 FULTON AVE

APPLICANT: Aaron Consuelo

**REQUEST:**

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

- 1) Construct a rear 415 sq ft addition.
- 2) Receive Historic Tax Certification.

**RECOMMENDATIONS:**

1. Staff recommends approval of the rear addition based on findings c through h with the following stipulations:
  - i. That the rear addition feature an inset wall plane on the side elevations to provide a clear visual distinction between old and new building forms.
  - ii. That the applicant submit window specifications that match the existing windows and the standard stipulations: Meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening
2. Staff recommends approval Historic Tax Certification based on findings k through l with the stipulation that all work must be approved prior to Verification.

**CASE COMMENT:**

On a site visited conducted on a site visit on January 11, 2019, staff found that stucco wall planes in the rear have been demolished and wood framing for a rear addition have been installed. Staff issued a Stop Work Order and the applicant submitted an applicant on January 15, 2019 including Historic Tax Certification to be heard at the next HDRC hearing.

With approval of Historic Tax Certification, the applicant is eligible to receive city permit waivers for approved work at the certified property.

**CITIZENS TO BE HEARD: NONE.**

Motion: Commissioner Fish made a motion to Approval of #1 and #2 with staff stipulations and, the additional modification to stipulation i of item #1 to remove the inset wall plane and replace that with a detail to differentiate old and new.  
Commissioner Garza seconded the motion.

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

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

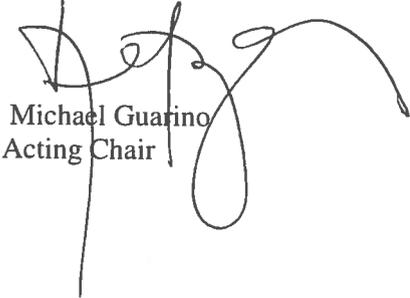
**EXECUTIVE SESSION.**

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 7:25 PM.

APPROVED



Michael Guarino  
Acting Chair