



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
20 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 Guarino called the meeting to order at 3:01 p.m.

ROLL CALL:

- The roll was called by the Executive Secretary.

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

Absent: Wolff, Garza, and Fetzer

CHAIRMAN'S STATEMENT

ANNOUNCEMENTS

Commissioner Scott Carpenter was motioned to be Acting Vice Chair during this meeting due to Acting Chairs and Vice chairs needed to leave meeting at a certain time.

Motion: Commissioner Grube moved to approve the motion to appoint Vice Chair. Commissioner Martinez-Flores seconded the motion.

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

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

CITIZENS TO BE HEARD:

- Patti Zaiantz- speaks in support of Consent Agenda Item #14- Case No.: 2019-026. 843 RIGSBY.

CONSENT AGENDA

- Consideration of Consent Agenda items:
 - Item #1, Case No. 2019-059 125 LAMAR ST
 - Item #3, Case No. 2019-055 135 E COMMERCE ST
 - Item #4, Case No. 2018- 585 1500 N ST MARYS, 405 W JONES AVE
 - Item #5, Case No. 2019-057 1900 BROADWAY
 - Item #6, Case No. 2019-056 310 RIVERSIDE DR
 - Item #7, Case No. 2018-632 9211 S PRESA ST, 9159 S PRESA ST
 - Item #9, Case No. 2018-451 607 E LOCUST

- o Item #14, Case No. 2019-045 843 RIGSBY
- o Item #15, Case No. 2019-026 223 E CAROLINA ST

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

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

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

- o CONSENT AGENDA ITEMS # 2 AND 10 PULLED TO DUE CITIZENS TO HEARD.
- o CONSENT AGENDA ITEM # 3 PULLED BY COMMISSIONER GUARINO FOR A COUPLE OF QUESTIONS.
- o CONSENT AGENDA ITEM #8 PULLED DUE TO RECUSAL FROM COMMISSIONER CARPENTER.
- o CONSENT AGENDA ITEMS # 11 AND 13 PULLED BY APPLICANTS TO INDIVIDUAL CONSIDERATION.
- o CONSENT AGENDA ITEM # 12 POSTONED UNTIL NEXT MEETING 3/06/19 BY APPLICANT.
- o INDIVIDUAL CONSIDERATION ITEM #17 POSTPONED UNTIL NEXT MEETING 3/06/19 BY APPLICANT.

INDIVIDUAL CONSIDERATION AGENDA ITEMS

• **Item #2. HDRC NO. 2019-053**

Applicant: Benjamin Bowman/AmiboMicroestates, LLC
ADDRESS: 130 BOSTON

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a two story, single family residential structure on the vacant lot at 130 Boston.

RECOMMENDATIONS:

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

CITIZENS TO BE HEARD:

Liz Franklin- spoke in opposition of case.

Motion: Commissioner Carpenter moved to approve with staff stipulations. Commissioner Bowman seconded the motion.

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

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

• **Item #3. HDRC NO. 2019-055**

ADDRESS: 135 E COMMERCE ST

APPLICANT: Andrew Douglas/Douglas Architects

REQUEST:

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

1. Amend the design of the previously approved river level guardrails.
2. Install gas fueled tiki torches at the river level.

RECOMMENDATIONS:

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

- i. **ARCHAEOLOGY** – Archaeological investigations are required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to the commencement of field efforts. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CITIZENS TO BE HEARD: NONE.

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

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

Action: **MOTION PASSED with 7 Ayes, and 0 Nays.**

• **Item #8. HDRC NO. 2019-060**

APPLICANT: Pam Carpenter/Seventh Generation Design, Inc.

ADDRESS: 223 LAUREL HEIGHTS PLACE

REQUEST:

The applicant is requesting conceptual approval to:

1. Construct a 1-story carport and storage structure to total approximately 594 square feet in footprint. The structure will be located in front of the primary structure in an existing motor court area.
2. Perform landscaping and hardscaping modifications.

RECOMMENDATIONS:

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

- i. That the applicant provides a comprehensive landscaping and hardscaping plan for final approval that indicates final material specifications and landscape species and locations.
- ii. That the applicant installs wood windows and doors and submits a specification to staff for final approval. Window meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Grube move to approve with staff stipulations. Commissioner Fish seconded the motion.

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

Action: **MOTION PASSED with 6 AYES, AND 0 NAYS.**

- **Item #10. HDRC NO. 2019-047**
ADDRESS: 323 WICKES
APPLICANT: Brent Deckard

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story rear addition on the primary structure.

RECOMMENDATIONS:

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

- i. That the roof feature a similar pitch, form, and orientation as the primary structure as noted in finding c.
- ii. That the original two-over-two windows on the rear elevation of the primary structure, which will be removed to accommodate the addition, be incorporated into the rear elevation of the proposed addition or elsewhere on site as noted in finding d.
- iii. That the board and batten siding feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide.

CITIZENS TO BE HEARD: NONE.

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

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

Action: **MOTION PASSED with 7 Ayes, and 0 Nays.**

- **Item #11. HDRC NO. 2019-063**
ADDRESS: 2716 MCCULLOUGH AVE
APPLICANT: Christine McCrae-Kelly/Lily's Cookies

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install new signage on the existing building. Proposed signage on the primary elevation includes awning signage, address digits above the entrance doors, and signage on the entrance doors and flanking windows. A wall-mounted sign is also proposed for the side elevation.

RECOMMENDATIONS:

Staff recommends approval of the proposed signage based on findings a through e with the following stipulations:

- i. That the applicant reduce the total signage package to less than 50 square feet as noted in finding b.
- ii. That signage not be placed on the front awning and instead be installed on the wall above the awning, where there is currently wall-mounted sign featuring the business name. An updated drawing set is required to be submitted to staff prior to receiving a Certificate of Appropriateness.

CITIZENS TO BE HEARD: NONE.

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

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

Action: **MOTION PASSED with 7 Ayes, and 0 Nays.**

• **Item #13. HDRC NO. 2019-062**

ADDRESS: 511 CEDAR ST

APPLICANT: Billy Lambert/French and Michigan

REQUEST:

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

1. Modify the existing rear addition of the primary structure.
2. Construct a new, 1-story rear addition on the primary structure.

RECOMMENDATIONS:

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

- i. That the applicant insets the northern portion of the addition behind the north façade of the primary structure to be more consistent with the Guidelines as noted in finding d.
- ii. That the applicant submits a final window specification for the proposed aluminum-clad wood windows to staff for review and approval. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iii. That skirting match the existing on the primary structure. The applicant is required to submit a final specification to staff prior to receiving a Certificate of Appropriateness.
- iv. That woodlap siding match the existing on the primary structure. The applicant is required to submit a final specification to staff prior to receiving a Certificate of Appropriateness.

CITIZENS TO BE HEARD: Margaret Leeds

Motion: Commissioner Carpenter made a motion for approval with staff stipulations 2,3, 4 and added stipulation: **That the roof form on the proposed addition be changed to a hipped roof.** Commissioner Fish seconded the motion.

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

Action: **MOTION PASSED with 7 Ayes, and 0 Nays.**

- **Commissioner Garza arrived meeting at 3:53pm.**

• **Item #16. 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 two, 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. The proposed new construction will feature an overall height of 36' – 0".

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, architectural elements and roof forms.

CITIZENS TO BE HEARD:

Patty Zaiontz, Cindy Towers(9 mins), Antonia Infante, and Rose Hill (6 mins).

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 #18. HDRC NO. 2017-481**

ADDRESS: 235 YELLOW STONE

APPLICANT: Daniel and Paulina Minesinger

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval for the following scope of work:
1. Construct a rear addition.
2. Construct a second story addition to be set back 4 feet from the front façade of the existing structure.

3. Modify the existing fenestration to include the removal of existing window openings and installation of new window openings, removal of two existing front doors, and removal of a front awning.
4. Replace existing wood windows.
5. Construct a new front porch.

RECOMMENDATIONS:

Staff does not recommend approval at this time. Staff recommends that the applicant addresses the following elements prior to returning to the HDRC:

- i. That the applicant increases the setback of the second story addition from the front façade as noted in finding d.
- ii. That the applicant reduces the overall height of the second story addition where feasible and proposes a roof pitch that matches the existing historic structure as noted in finding d.
- iii. That the applicant removes the proposed faux hardi vergeboarding gable detailing on the second story addition as noted in finding j.
- iv. That the applicant removes the siding in the extended front gable or proposes a shed awning for the front porch design as noted in finding h.
- iv. That the applicant retains the two existing front doors as noted in finding e.
- v. That the applicant installs a vertical trim piece at the location of the rear addition to delineate the historic structure from the new addition as noted in finding j.
- vi. That the applicant retains the existing window openings on the front and side facades and restores the existing wood windows and screens as noted in finding f. The applicant is required to submit updated elevations to staff that reflect the retention of these elements. If a particular window assembly is deteriorated beyond repair, the applicant must submit documentation that demonstrates this to staff for review and approval.
- vii. That the new windows installed on the rear and second story addition feature a one over one configuration with no divided lites and comply with the following stipulations: meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Fish moved to approve applicant’s request as submitted and with staff stipulation and added stipulation to apply additional 5ft extension will help minimize the mass on upper story the house. Commissioner Garza seconded the motion.

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

Action: **MOTION PASSED 7 AYES, and 1 NAYS.**

- **Item #19. HDRC NO. 2018-624**
ADDRESS: 322 W ELSMERE PLACE
APPLICANT: Al Zgardowski

- **Guarino left meeting at 4:32pm. Acting Vice Chair Carpenter took the lead during the rest of HDRC Meeting.**

REQUEST:

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

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

RECOMMENDATIONS:

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

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

Item 2. Staff does not recommend approval of the window enclosure based on finding c.

Item 3. Staff does not recommend approval of the window opening modification based on finding d. Staff recommends that the window size be retained and the existing window be restored.

Item 4. Staff does not recommend approval of the replacement of two original one over one wood windows with a sliding aluminum door based on finding e.

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

CASE COMMENTS: Staff performed a site visit with the applicant on February 7, 2019. Staff observed that request items #1 and #5 have been completed, and that work on request items #3 and #4 had begun, without obtaining a prior Certificate of Appropriateness.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Fish made a motion to approve with staff stipulations on Items 1 and 5. Deny items 2,3,and 4. Commissioner Garza seconded the motion.

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

Action: MOTION PASSED 7 AYES, and 0 NAYS.

• **Item #20. HDRC NO. 2018-623**

ADDRESS: 119 E KINGS HWY

APPLICANT: Troy Jessee

REQUEST:

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

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

RECOMMENDATIONS:

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

Item 2, Staff recommends approval as submitted based on findings a and c.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Garza made a motion to approve as submitted by applicant.
Commissioner Martinez-Flores seconded the motion.

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

Action: MOTION PASSED 7 AYES, and 0 NAYS.

• **Item #21. HDRC NO. 2019-061**

ADDRESS: 445 DEVINE ST

APPLICANT: Camden Greenlee

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace approximately 18 existing wood windows with new Marvin Infinity brand fiberglass windows in the color Stone White.

RECOMMENDATIONS:

Staff does not recommend approval of the window replacement based on findings a through c. Staff recommends that the applicant repair the existing wood windows in place.

CASE COMMENTS:

A request for window replacement was submitted by a previous owner and heard by the Historic and Design Review Commission (HDRC) on June 7, 2017. Based on a site visit and photographs, staff noted that the windows were in repairable condition, and the HDRC did not approve the replacement request. Staff conducted a site visit with the current applicant on February 13, 2019, to again examine the condition of the windows. Staff observed that the applicant had removed all weights, pulleys, and interior framing elements, including jambs, stops, and parting beads. The new framing as installed is void of parting beads, interior stops, and other components that allow for operability of historic wood windows. On February 14, 2019, staff visited the site to place a public notice yard sign and observed the applicant installing the requested new windows prior to receiving a Certificate of Appropriateness.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Garza made a motion to deny replacement of windows and recommends repair windows with sash balance replacement in-kind if not repairable and supported by Commissioner Grube.
Commissioner Martinez- Flores seconded the motion.

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

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

- **Item #22. HDRC NO. 2019-054**
ADDRESS: 510 S ALAMO ST
APPLICANT: Roger Tavares/HPARC

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install two (2) painted wall graphics on the facades of the Pereida House, located at Hemisfair Park. The new tenant will occupy a previously existing space within Suite 104. Existing signage for Paleteria will remain.

RECOMMENDATIONS:

Staff recommends approval based on findings a and b with the stipulation that the “sugar, sugar” text be removed as noted in finding b.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Garza made a motion to approve request as presented in HDRC.
Commissioner Martinez-Flores seconded the motion.

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

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

Commissioner Fish left the meeting at 5:16pm.

- **Item #23. HDRC NO. 2019-046**
ADDRESS: 605 NOLAN
APPLICANT: Nicolas Rivard

REQUEST:

The applicant is requesting conceptual approval to construct a rear accessory structure on the lot at 605 Nolan, located within the Dignowity Hill Historic District. Modifications to the site will also include the installation of a rear yard parking area.

RECOMMENDATIONS:

Staff recommends conceptual approval of the proposed building size and massing based on findings a through h with the following stipulations:

- i. That either wood siding or composite siding featuring a smooth finish and an exposure of four inches be used based on finding f.
- ii. That either an asphalt shingle or a standing seam metal roof be used as noted in finding f. 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 or a low profile ridge cap. The low profile ridge cap should be submitted to staff for review and approval.
- iii. That wood railings be installed in place of the proposed metal mesh railing as noted in finding f.
- iv. That wood or aluminum clad wood windows be installed. The proposed windows should 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.

CITIZENS TO BE HEARD: Liz Franklin.

Motion: Commissioner Garza made a motion for conceptual approval with the stipulation that details shall worked with staff . Commissioner Martinez-Flores seconded the motion.

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

Action: **MOTION PASSED 6 AYES, and 0 NAYS.**

- **Item #24. HDRC NO. 2019-065**
ADDRESS: 228 LAVACA ST
APPLICANT: Clint Belew/LRRB Holdings LLC

REQUEST:

The applicant is requesting a Certificate of Appropriateness to amend previous administrative approvals to feature:

1. Flat Hardie skirting around foundation instead of lap siding with either Hardie or wood.
2. Lattice skirting around the front porch instead of lap siding with either Hardie or wood.

RECOMMENDATIONS:

Staff does not recommended approval to amend previous approvals regarding skirting on the foundation and porch. Staff finds that the both elements should feature lap siding with 4 to 6 inch exposure with either smooth Hardie or wood.

CASE COMMENT: VIOLATION – On site visit conducted on July 16, 2018, staff found that a side window was removed prior to approval and that the skirting on the foundation and porch was installed inconsistently with the scope of approval. The owner/applicant has restored the window and submitted an HDRC application to amend the detail regarding skirting on February 1, 2019, to be heard at the next HDRC hearing.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Laffoon made a motion to approve hardsiding to install 4 or 6 in lapsiding and detail of the siding on foundation; and to maintain aesthetic according to staff recommendation. Commissioner Bowman seconded the motion.

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

Action: Motion passed 6 AYES, and 0 NAYS.

- **Item #25. HDRC NO. 2019-050**
ADDRESS: 315 DEVINE ST
APPLICANT: Rodrigo Lillo/Lillo Investment Inc

REQUEST:

The applicant is requesting a Certificate of Appropriateness at 315 Devine to:

1. Demolish a rear accessory structure.
2. Reconstruct the front porch.
3. Replace the front door to include side lites.

RECOMMENDATIONS:

Staff does not recommend approval of demolition of the rear accessory structure based on findings b through d.

Staff recommends approval of front porch reconstruction and door replacement based on findings e and f with the following stipulations:

- i. The front porch should feature tongue-and-groove wood decking to be installed perpendicular to the front façade of the house, approximately 3 inches wide and 1 inch tall.

CASE COMMENT:

VIOLATION – On site visit on January 7, 2019, staff found that a rear accessory structure was demolished prior to approval. The applicant has been cooperative towards compliance and submitted an application for review, including front porch modifications, on January 24, 2019 to be heard at the next HDRC hearing.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Garza made a motion to approve demolition based on loss of historical significance and supporting documentation presented in hearing, and applicant work with staff for final approval for front porch and front door . Commissioner Laffoon seconded the motion.

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

Action: MOTION PASSED 6 AYES, and 0 NAYS.

- **Item #26. HDRC NO. 2019-072**
ADDRESS: 368 CLUB DR
APPLICANT: George Negrete

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval install a carport on the west side of the property on an existing circular drive abutting Shearer Blvd and encroaching on the public right-of-way.

RECOMMENDATIONS:

Staff does not recommend approval based on finding f. While staff finds that the design of the carport is generally appropriate, its location should instead be set to rear of the east side ribbon driveway rather than encroach on the west side public right-of-way.

If the commission is compelled to approve of installation of the carport in any location, then the applicant must comply with all setback requirements as required by the UDC and Development Services Department, Zoning Division and obtain a variance from the Board of Adjustment, if applicable.

CASE COMMENT:

VIOLATION – On a site visit conducted on January 8, 2019, staff found that a carport had been framed and that general repairs were initiated throughout the property. The owner/applicant received administrative approval for in-kind repairs and submitted an application on February 6, 2019 to be heard at the next HDRC hearing.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Martinez-Flores made a motion to submit the site plan and the proposing for the site structure by withdrawal case and to continue to work with staff to submit support from neighborhood. Commissioner Martinez-Flores seconded the motion.

Applicant WITHDREW their application and will come back and work staff on site plan and structure.

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

Action: MOTION PASSED 6 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 6:17 PM.

APPROVED

Michael Guarino
Acting Chair

