



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
03 April 2019

The Historic and Design Review Commission of the City of San Antonio met in session on Wednesday, April 03, 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 3:09 p.m.

ROLL CALL:

- The roll was called by the Executive Secretary.

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

Absent: Guarino, Wolff, Garza, and Connor.

CHAIRMAN'S STATEMENT

ANNOUNCEMENTS

- Wood Window Workshop & Certification Course, April 5-6
- Rehabarama, Saturday, April 6, on Isabel and Felisa Streets. Postponed until Saturday, May 11th due to acclimate.
- Historic House Specialist is our certification and designation for real estate agents. Our next course is Tuesday, April 9, 2019, at 10 am. Check the website, www.sapreservation.com, for information and details on events.

CITIZENS TO BE HEARD:

- Patti Zaiontz and Barbara Garcia.

CONSENT AGENDA

- Consideration of Consent Agenda items:
 - Item #1, Case No. 2019-138 111 W CROCKETT ST
 - Item #2, Case No. 2019-146 118 FLORIDA ST
 - Item #3, Case No. 2019-137 122 E HOUSTON ST
 - Item #4, Case No. 2019-105 126 ARMOUR
 - Item #5, Case No. 2019-150 200 N PARK BLVD
 - Item #6, Case No. 2019-128 212 LOSOYA ST/201 LOSOYA / 210 LOSOYA
 - Item #7, Case No. 2019-140 217 PEREIDA ST
 - Item #8, Case No. 2019-159 250 LAUREL HEIGHTS PLACE
 - Item #9, Case No. 2019-144 306 BARRERA
 - Item #10, Case No. 2019-142 311 W HUISACHE AVE
 - Item #11, Case No. 2019-143 311 W HUISACHE AVE
 - Item #12, Case No. 2019-131 400 Club Drive, Monticello Park
 - Item #13, Case No. 2019-112 414 BURLESON ST
 - Item #15, Case No. 2019-108 815 E ASHBY PLACE
 - 825 E ASHBY PLACE
 - 835 E ASHBY PLACE

- 837 E ASHBY PLACE
- 841 E ASHBY PLACE
- 875 E ASHBY PLACE
- o Item #16, Case No. 2018-592 856 GEMBLER RD
- o Item #19, Case No. 2019-132 1450 MIRA VISTA/Gilbert Garza Park
- o Item #21, Case No. 2018-490 4039 IH 10 E/4039 IH-10 E
- o Item #22, Case No. 2019-148 7611 NORTHMOON FORT/11025 Pomona Park

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

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

Action: **THE MOTION PASSED with 7 AYES, 0 NAYS. 4 ABSENT**

- o CONSENT AGENDA ITEMS # 14,17,18, AND 20 PULLED DUE TO CTBH.
- o CONSENT AGENDA ITEM #23 PULLED FOR RESCUSAL.
- o INDIVIDUAL CONSIDERATION ITEM #27 HAS BEEN POSTPONED BY APPLICANT. TO BE HEARD NEXT HDRC HEARING APRIL 17TH, 2019.

INDIVIDUAL CONSIDERATION AGENDA ITEMS

- **Item #14. HDRC NO. 2019-096**
 Applicant: Peggy Brimhall/Figurd
 ADDRESS: 808 E CARSON

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend the previously approved design regarding window materials. The applicant has proposed to install aluminum windows in lieu of the previously approved aluminum clad wood windows.

RECOMMENDATIONS:

Staff finds that the proposed aluminum window meets the required window specification for new and replacement windows. Staff recommends approval based on findings a through c.

CITIZENS TO BE HEARD:

Cindy Tower, Denise Homer, Marlene Hawkins, and Rose Hill.

Motion: Commissioner Grube moved to approve with staff stipulations. Commissioner Martinez-Flores seconded the motion.

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

Action: MOTION PASSED with 6 AYES AND 1 NAY. 4 ABSENT

- Item number 17 was heard last due to the amount of CTBH sign-in sheet.

• **Item #18. HDRC NO. 2019-134**

ADDRESS: 1422 and 1518 E GRAYSON ST

APPLICANT: Timothy Sanford

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to expand the existing parking lot at 1422 E Grayson to feature new surface parking at 1518 E Grayson, the location of an existing warehouse.

RECOMMENDATIONS:

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

CITIZENS TO BE HEARD:

NONE

Motion: Commissioner Grube made a motion to approve as submitted.
Commissioner Bowman seconded the motion.

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

Action: MOTION PASSED with 7 AYES, and 0 NAYS. 4 ABSENT

• **Item #20. HDRC NO. 2019-139**

APPLICANT: Ashley Farrimond/Kaufman & Killen, Inc. / The Davies Collaborative

ADDRESS: 1914 ROGERS AVE 925 E CARSON 1913 ROGERS AVE 1919 ROGERS AVE 919 E
CARSON 913 E CARSON 918 QUITMAN ST 808 QUITMAN ST 514 PIERCE 512 PIERCE

REQUEST:

The applicant is requesting conceptual approval to:

1. Relocate the historic structure located at 516 Pierce.
2. Construct a five story, multi-family residential structure on the vacant lots bounded by E Carson to the south, Quitman to the north and Pierce Avenue to the East. The closure of Rogers Alley has been approved by City Council. The proposed new construction will also feature ground level retail.

APPLICABLE CITATIONS:

Sec. 35-613. - Relocation of a Landmark or Property Located in a Historic District.

(a) In considering whether to recommend approval or disapproval of a certificate application to relocate a building, object or structure designated a historic landmark or located in a historic district, the historic and design review commission shall be guided by the following considerations:

- (1) The historic character and aesthetic interest the building, structure or object contributes to its present setting;
- (2) Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
- (3) Whether the building, structure, or object can be moved without significant damage to its physical integrity;

(4) Whether the proposed relocation area is compatible with the historical and architectural character of the building, object, or structure.

(5) Balancing the contribution of the property to the character of the historic district with the special merit of the application.

(b) Should an application to relocate a building, object or structure be approved, the historic preservation officer shall ensure that the new location is already zoned historic or shall review whether such location should be designated.

(c) The historic preservation officer may approve applications for relocation for properties deemed noncontributing to the historic character of a historic district.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.

ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way. Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

C. NEW FENCES AND WALLS

i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

i. Historic Gardens—Maintain front yard gardens when appropriate within a specific historic district.

ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

RECOMMENDATIONS:

- 1. Staff does not recommend approval of item #1, the relocation of the historic structure at 516 Pierce. Staff finds that not enough sufficient information has been provided by the applicant at this time to review relocation.
- 2. Staff recommends conceptual approval of item #2 based on findings 2a through 2l with the following stipulations:
 - i. That windows, such as 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. 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.
 - ii. That all mechanical equipment be screened from view from the public right of way.
 - iii. That a detailed landscaping plan be submitted to the HDRC when returning for final approval.
 - iv. That additional detailing and cladding options should be presented for the proposed parking structure to ensure that adequate automobile screening is provided.

CITIZENS TO BE HEARD: Alma Cross, Denise Homer, Marlene Hawkins, Cindy Tower, and Stella Ashley opposed this case.

Motion: Commissioner Carpenter move to approve for Conceptual approval with the additional stipulation that the applicant continue to work with staff to develop on item 1 and approve Item 2 with staff stipulations. Commissioner Bowman seconded the motion.

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

Action: **MOTION PASSED with 6 AYES, AND 1 NAYS. 4 ABSENT**

- **Item #23. HDRC NO. 2019-149**
ADDRESS: W RHAPSODY DR NEAR WEST AVE
APPLICANT: Cory Hawkins/Beaty Palmer Architects

REQUEST:

The applicant is requesting conceptual approval to construct a 25,400 square foot city senior center to service Council District 9.

RECOMMENDATIONS:

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

- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
- ii.

CITIZENS TO BE HEARD: NONE.

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

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

Action: **MOTION PASSED with 6 AYES, 1 RECUSAL and 0 NAYS. 4 ABSENT.**

- **Item #17 was decided by Commissioner Fetzer to be heard last in consideration of the other cases to be heard.**

• **Item #24. HDRC NO. 2018-531**

ADDRESS: 912 DAWSON ST

APPLICANT: Joseph Turner

REQUEST:

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

1. Construct a two story, multi-family residential structure to address Dawson Street.
2. Construct a one-story, single-family residential structure at the rear of the lot at the intersection of Florence and Wheeler Alleys.
3. Construct four, wood framed carports between the two residential structures.

RECOMMENDATIONS:

1. Staff recommends that the applicant address the following items prior to receiving a recommendation for final approval:
 - i. That the applicant install a setback on Dawson that is greater than that of the adjacent historic structure. All portions, including porches, should feature a greater setback than the adjacent historic structure’s setback.
 - ii. That the applicant submit a street elevation that accurately notes the change in grade in relationship to both the proposed structure’s height in relationship to historic structure’s heights and the proposed structure’s foundation height.
 - iii. That the applicant install additional fenestration to the structure’s east, north and south elevations ig and ik as noted in finding ig.
 - iv. That the front and rear doors be centered on the porch steps and that the porch depths be increased to at least five (5) feet.
 - v. That the massing of the side gabled roof should be reduced to be more comparable to those found historically in regards to massing and width.
 - vi. That the cantilevered balconies feature columns with capital and base trim or brackets and that all siding feature a smooth finish.

- vii. 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.

2. Staff recommends approval of item #2 based on finding 2a through 2j with the following stipulations:

- i. 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.
- ii. That all siding feature a smooth finish.

3. Staff recommends approval of item #3 based on findings 3a and 3b with the following stipulation:

- i. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Carpenter made a motion to approve with staff stipulations 1,2, and 3 with the additional stipulation that the applicant work with staff to confirm all conditions of the stipulations for item 1 have been met, and that the design of the carports combine two cars together to have two structures instead of four structures. Commissioner Bowman seconded the motion.

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

Action: **MOTION PASSED with 7 AYES, and 0 NAYS. 4 ABSENT.**

- **Item #25. HDRC NO. 2019-082**
ADDRESS: 931 HAYS ST
APPLICANT: Adam Sanchez

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a new, 2-story residential structure on the vacant lot at 931 Hays, located within the Dignowity Hill Historic District.

RECOMMENDATIONS:

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

- 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.
- ii. That the applicant provide a street elevation to confirm that the proposed new construction features a height that is appropriate for the block.
- iii. That the applicant utilized a hipped roof to reduce the perceived massing of the proposed new construction.
- iv. That all siding feature a smooth finish and that all battens feature a width of 1 – ½”.
- v. 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.
- vi. That the proposed garage be detached front the primary structure. If the Commission finds that the attached garage is appropriate, staff finds that it should feature an increase setback to be located behind the front façade of the adjacent historic structure.
- vii. That the proposed driveway does not feature more than ten (10) feet of continuous paving.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Carpenter made a motion to approve as presented in HDRC with staff stipulations, except for stipulation 3 and 6- Garage is approved as submitted. Commissioner Bowman seconded the motion.

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

Action: MOTION PASSED with 7 AYES, and 0 NAYS. 4 ABSENT

- **Item #26. HDRC NO. 2019-156**
ADDRESS: 422 MUNCEY
APPLICANT: Michael Patula/Patula Properties, LLC

REQUEST:

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

1. Enclose a north facing, historic window openings.
2. Replace the existing, standing seam metal roof with an asphalt, shingle roof.
3. Wrap the existing, wrought iron columns with wood.
4. Construct a rear addition of approximately 192 square feet.
5. Receive Historic Tax Certification

RECOMMENDATIONS:

1. Staff does not recommend approval of item #1, the removal of an original window opening based on finding b.
2. Staff does not recommend approval of item #2, the replacement of the existing, standing seam metal roof with an asphalt shingle roof based on finding c.
3. Staff recommends approval of item #3, column modifications with the following stipulation:
 - i. That the applicant proposed columns proportions that are between six and eight inches square and that the columns feature both capital and base trim. The applicant should submit architectural documents to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness.
4. Staff recommends approval of item #4, the construction of a rear addition based on findings e through i with the following stipulations:
 - i. That the applicant propose a vertical trim piece to separate the proposed addition from the historic structure.
 - ii. That the applicant install wood windows that feature an inset of two (2) inches within facades. 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. Additionally, the proposed roof should feature specifications that match those noted in finding c.
5. Staff recommends approval of item #5, Historic Tax Certification.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Fish moved to approve 3,4, and 5 with staff stipulations. Commissioner Martinez-Flores seconded the motion.

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

Action: **MOTION PASSED 7 AYES, and 0 NAYS. 4 ABSENT.**

- **Item #28. HDRC NO. 2019-157**
ADDRESS: 854 E MAGNOLIA AVE
APPLICANT: Gilbert Rodriguez/Rod Roofing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the current asphalt shingle roof with a standing seam metal roof with a galvalume finish.

RECOMMENDATIONS:

Staff does not recommend approval based on finding f. Staff recommends that an in-kind replacement of asphalt shingles be installed. If metal is desired by the applicant for its lifespan, then staff recommends a metal product that mimics the appearance of traditional shingles based on finding e.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Carpenter made a motion to approve with staff stipulations. Commissioner Grube seconded the motion.

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

Action: **MOTION PASSED 7 AYES, and 0 NAYS. 4 ABSENT**

- **Item #29. HDRC NO. 2019-152**
ADDRESS: 1443 FULTON AVE
APPLICANT: Ruben Conde/CONDE RUBEN H & VIRGINIA G

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing ribbon driveway with a new 10- foot wide driveway.

RECOMMENDATIONS:

Staff does not recommend approval of the proposed driveway modifications based on findings a and b. A request to replace the existing driveway ribbons in-kind is eligible for administrative approval.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Carpenter made a motion to approve with in-kind replacement and the stipulation that the applicant work with staff for the infill. Commissioner Grube second the motion.

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

Action: **MOTION PASSED 7 AYES, and 0 NAYS. 4 ABSENT**

- **Item #30. HDRC NO. 2019-141**
ADDRESS: 110 E HOLLYWOOD AVE
APPLICANT: Ramon Torres

REQUEST:

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

1. Remove an original window on the side (east) elevation of the primary structure and relocate it to the rear.
2. Install a pair of French doors in place of the removed original window on the side elevation of the primary structure.
3. Construct a patio on the east side of the primary structure. The patio will include a rear privacy wall that is approximately 8 ½ feet in height and includes a gas fireplace.
4. Construct 4 foot wrought iron fence to enclose the front and side of the patio.

5. Add pavers to the existing concrete ribbon driveway.
6. Install two air conditioning units in the front yard.

RECOMMENDATIONS:

Item 1, Staff recommends approval of the window removal and relocation based on finding b.

Item 2, Staff recommends approval of the door installation based on finding b with the following stipulations:

- i. That the new door maintain the width of the existing opening.
- ii. That the new door be made of wood and feature a design that is appropriate for the style of the home. The applicant is required to submit a door specification to staff for review and approval prior to receiving a Certificate of Appropriateness.

Item 3, Staff recommends approval of the patio and rear privacy wall based on finding c with the following stipulations:

- i. That the privacy wall be a maximum of six feet in height. The final construction height of an approved privacy wall may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.
- ii. That the applicant submit specification for the patio floor, privacy wall, and fireplace to staff for review and approval prior to receiving a Certificate of Appropriateness.

Item 4, Staff recommends approval of the wrought iron fence based on finding d with the following stipulation:

- i. That the fence be a maximum of four feet in height. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

Item 5, Staff recommends approval of the driveway pavers based on finding e with the following stipulations:

- i. That the applicant place the pavers between the existing concrete ribbons.
- ii. That the applicant submit specification for the pavers to staff for review and approval prior to receiving a Certificate of Appropriateness.

Item 6, Staff recommends approval of the two air conditioning units based on finding f with the following stipulations:

- i. That the air conditioning units be relocated to the rear.
- ii. That the applicant submit an updated site plan reflecting this change to staff for review and approval prior to receiving a Certificate of Appropriateness.

CITIZENS TO BE HEARD: NONE

Motion: Commissioner Bowman made a motion to approve with staff stipulations. Commissioner Laffoon second the motion.

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

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

- **Item #31. HDRC NO. 2019-126**

ADDRESS: 802 MATAGORDA

APPLICANT: Angel Whitley/Rhino Design Build

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to extend the front porch to wrap around the side of the primary structure and span across the front of the accessory structure. The porch extension will include a new ADA ramp located in front of the accessory structure.

RECOMMENDATIONS:

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

- i. That the porch extension be set behind the front façade plane of the primary structure as noted in finding b. The applicant is required to submit an updated drawing set to staff that reflects this change prior to the issuance of a Certificate of Appropriateness.
- ii. That the porch extension design be simplified as noted in finding c. The applicant is required to submit an updated drawing set to staff that reflects this change prior to the issuance of a Certificate of Appropriateness.

CITIZENS TO BE HEARD: NONE

Motion: Commissioner Fish made a motion approve with staff stipulations and modified stipulation 1 that the extension be moved back to the front plane of the column. Commissioner Carpenter second the motion.

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

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

- **Item #32. HDRC NO. 2019-155**

ADDRESS: 205 E HOUSTON ST, 217 N ST MARYS, 110 LEXINGTON, 216 E CROCKETT ST/Multiple locations - City Sightseeing

APPLICANT: David Strainge/City Sightseeing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to display off-site plastic sandwich boards and Coroplast signs for City Sightseeing at El Tropicano Hotel, Holiday Inn Riverwalk, and Sheraton Gunter Hotel.

RECOMMENDATIONS:

Staff recommends approval based on finding b with the following stipulations based on findings c and d.

- i. Coroplast signs are removed from the signage plan. Additional signage beyond sandwich boards requires additional review and approval.
- ii. The sandwich boards are to be compliant to the sandwich board policy, especially regarding the use of metal or wood signs instead of plastic and the reduction of advertising, brand logos or attachments.

- iii. Placement in the right-of-way in the Downtown District and RIO may require additional review and approval by City Center Downtown Operations (CCDO) and the Development Services Department (DSD).

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Bowman made a motion to approve with staff stipulations. Commissioner Martinez-Flores second the motion.

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

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

• **Item #33. HDRC NO. 2019-135**

ADDRESS: 309 N HACKBERRY ST

APPLICANT: Kris Feldmann/Square West LLC

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace non-original windows by relocating original interior wood windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

ii. New entrances—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

iv. Window design—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. Security bars—Install security bars only on the interior of windows and doors.

ix. Screens—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

RECOMMENDATIONS:

Staff recommends approval of relocating five (5) original interior wood sash windows to replace the three (3) non-original casement windows in the front porch enclosure based on findings b and c with the following stipulations:

- i. The set of three windows must remain together and share a block frame as it was installed in the original location. The non-original front door may be relocated to accommodate this stipulation.
- ii. The original window openings should be preserved in a manner that allows the windows to return to their original location if one chooses to remove the addition and restore the structure to its original footprint and fenestration.
- iii. The relocation of the windows should feature matching details to the other original window openings on the structure including trim detail and head height.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Fish made a motion to approve stipulations to group windows based on matching sizes. Commissioner Bowman seconded the motion.

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

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

• **Item #34. HDRC NO. 2019-119**

ADDRESS: 507 N MONUMENTAL
APPLICANT: Maria Herlinda Maldonado

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace seven (7) wood windows with vinyl windows.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations
6. Architectural Features: Doors, Windows, and Screens

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

RECOMMENDATIONS:

Staff does not recommend approval of replacing original wood windows with new vinyl windows of a different size, material, and configuration based on findings b and c. Staff recommends repair in-place of individual sashes or curated replacement with the following stipulations:

- i. Wood windows requires additional review by staff to identify salvageable sashes. The applicant is to submit a complete window schedule with photos of each window labeling its size, configuration, and condition. The applicant may schedule a site visit with staff to facilitate the condition assessment and assist in preparing the window schedule. Only sashes that staff identifies as deteriorated beyond may be replaced; remaining sashes must be repaired in-kind.
- ii. All findings that result in window replacement must meet 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.*

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Laffoon made a motion to deny application. Commissioner Carpenter 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. 2019-164**

ADDRESS: 1201 E CROCKETT ST

APPLICANT: Nate Manfred

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend previous approval for front yard fencing to feature 4-foot tall wrought iron installed from grade instead of matching neighboring fence height installed from the retaining wall.

APPLICABLE CITATIONS:

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

i. *Preserve*—Retain historic fences and walls.

ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. *Screening incompatible uses*—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

RECOMMENDATIONS:

Staff does not recommend approval of amending the fence design based on the findings b through d. Staff recommends complying with the original design approval from 2017. If the commission is compelled to approve the amendment to the new fence installed at grade, staff stipulates that the total height should be no taller than 4-feet at any portion.

CASE COMMENT: On a site visit conducted on March 15, 2019, staff found that a new fence was installed outside of the scope of approval, primarily featuring a 5-foot tall wrought iron fence from grade instead of on the retaining wall and matching the neighboring fence as approved by the HDRC in July 19, 2017. The owner who has been cooperative with staff to address the multiple violations on this property explained that he misunderstood the previous approval and has submitted to amend the design to feature 4-feet from grade.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Grube made a motion to deny application. Commissioner Carpenter second the motion.

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

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

• **Item #36. HDRC NO. 2019-154**

ADDRESS: 908 E CROCKETT ST

APPLICANT: Hayley Olliverre

REQUEST:

The applicant is requesting a Certificate of Appropriateness to amend an administrative approval of porch modifications to feature Craftsman-inspired forms including a gable roof and two additional columns on a non-Craftsman and noncontributing structure.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Front porches—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. Side and rear porches—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. Replacement—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. Adding elements—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

iv. Reconstruction—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

RECOMMENDATIONS:

Staff does not recommend approval based on findings b through d. Staff recommends that the applicant complies with the administrative approval by restoring the existing shed roof and replacement of the wrought iron columns with square wood columns and other updated but simplified details. The front facing porch gable and two additional columns should be removed.

CASE COMMENT: VIOLATION – On a site visit conducted on February 19, 2019, staff found that the porch modifications did not match the plans submitted at the time of approval, most notably the inclusion of a porch gable. The owner/applicant explained to staff that they had modified their design from a shed roof to a gable-on-shed with other Craftsman-inspired elements. They were cooperative to submit a request on March 18, 2019, to be heard at the next available hearing.

CITIZENS TO BE HEARD: NONE.

Motion: Commissioner Carpenter made a motion to approve the modification with additional stipulation that the dormer be removed and the shed roof run continuously across the front porch with four columns. Commissioner Bowman seconded the motion.

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

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

• **Item #17. HDRC NO. 2019-153**

ADDRESS: 1313 GUADALUPE ST

APPLICANT: Gabriel Quintero Velasquez

REQUEST:

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

1. Install new wrought iron fencing, an art wall, and partial segments of low CMU block walls per submitted documents.
2. Install new service-entry gating at three entrance points.
3. Perform ADA route enhancements near the east property line.

APPLICABLE CITATIONS:

UDC Sec. 35-643. - Alteration, Restoration and Rehabilitation

In considering an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure the historic and design review commission shall be guided by the following general standards of the Secretary of the Interior's Standards for Rehabilitation in addition to any specific design guidelines included in this article:

- a. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- b. The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- c. All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- d. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- e. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- f. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- g. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting, high pressure washes and other cleaning methods that will damage the historic building's materials shall not be undertaken.

- h. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- i. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

RECOMMENDATIONS:

Staff recommends approval based on findings a through e. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CITIZENS TO BE HEARD: Patti Zaiontz, Letty Sanchez, Alicia Arredondo, Lee Reyna(6 mins), Linda Ortega, Sarah Gould(9mins), Richard Aguilar, Isabel Sanchez, Lupe Gonzalez(6 mins), Rachel Delgado, Jesse Vidales, Marina Luna(6 mins), Graciela Sanchez(9 mins), Taylor Cole, Yaneth Flores, Susana Segura, Amelia Valdez (6mins), Nana Mau, Francisco Tavira, Xavier Sanchez, Bernard Sanchez, Kristel Puente, Siboney Diaz Sanchez, Martha Banda are opposed to application. Trisha Gonzalez and Abigail Antuna are in favor of application.

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

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

Action: Motion passed 7 AYES, and 0 NAYS. 4 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 10:00 PM.

APPROVED



Jeffrey Fetzer
Acting Chair