

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
JUNE 4, 2014**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 P.M., in the Training Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

PRESENT: Cone, Judson, Laffoon, Guarino, Feldman, Rodriguez

ABSENT: Zuniga, Valenzuela, Salas, Shafer, Connor

- Chairman's Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

- | | |
|----------------------|-------------------|
| 1. Case No. 2014-174 | 122-123 Roy Smith |
| 2. Case No. 2014-182 | 555 Funston Pl. |
| 3. Case No. 2014-179 | 310 W. Mitchell |
| 4. Case No. 2014-180 | 2136 W. Huisache |
| 5. Case No. 2014-171 | 120 W. Summit |
| 6. Case No. 2014-177 | 200 River Walk |
| 7. Case No. 2014-181 | 3801 Broadway |
| 8. Case No. 2014-178 | 212 N. Alamo |
| 9. Case No. 2014-143 | 622 S. Main |

Items 8 and 9 were pulled from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Feldman to approve the remaining cases on the Consent Agenda based staff recommendations.

AYES: Cone, Judson, Laffoon, Guarino, Feldman, Rodriguez

NAYS: None

THE MOTION CARRIED.

8. HDRC NO. 2014-178

Applicant: John Harrison

Address: 212 N. Alamo

Postponed per the applicant.

9. HDRC NO. 2014-143

Applicant: Bury, Inc.

Address: 622 S. Main

Reset to June 18, 2014.

10. HDRC NO. 2013-385

Applicant: Mike Hollaway

Address: 247 (formerly 241-1) E. Kings Hwy.

The applicant is requesting conceptual approval to:

Construct a two-story, single family residence on the vacant lot at 247 E Kings Hwy with a gross area of 4,369 sf and an approximate building footprint of 3,600 sf. Materials are to consist of stucco, composition shingle roofing, both fixed and sash vinyl windows. A concrete driveway will provide access to a rear garage from E Kings Hwy.

FINDINGS:

- a. An original request for new construction at this location was withdrawn on February 5, 2014. At that time, the applicant was advised by the HDRC to re-orient the site plan to include a rear garage. The applicant was also encouraged to work closely with the Architectural Advisory Committee of the Monte Vista Historical Association.
- b. The current request was reviewed by the Design Review Committee on May 27, 2014. At that meeting, the applicant noted that he had worked extensively with the Monte Vista Historical Association to develop the plans. The committee members present noted that improvements have been made to the design and found the design to be adequate in terms of the Historic Design Guidelines.
- c. According to Sanborn maps, a majority of the homes along the north side of E Kings Hwy were constructed prior to 1951. The 1950's ranch homes located along this block of E King Hwy are listed as non-contributing in the 1998 National Register survey. Today, however, these structures are over 50 years of age and the entire block is considered contributing to the Monte Vista Historic District. The vacant lot at 247 E Kings Hwy has never been developed.
- d. The historic St. Anthony's High School campus is located across the street from the vacant lot at 247 E Kings Hwy. The water tower and utility yard are located immediately across from the property.
- e. The existing homes along this block of E Kings Hwy have a consistent setback from the front property line of 20 feet. The proposed 20-foot setback of the requested new construction is consistent with the Guidelines for New Construction 1.A.i.
- f. Every home on this block of E Kings Hwy features a street-facing entrance. The proposed orientation of the requested new construction is consistent with the Guidelines for New Construction 1.B.i.
- g. A majority of historic homes along the north side of this block of E Kings Hwy are single-story ranch homes. A two-story multi-family structure is located at 255 E Kings Hwy. Buildings immediately across E Kings Hwy at St. Anthony's High School vary between 2 and 3 stories. Therefore, the requested new construction at two stories is consistent with the Guidelines for New Construction 2.A.i which address building height.
- h. The existing homes along this block of E Kings Hwy feature both hipped and gabled roofs. The requested new construction also features a side gable on the two-story portion with the remainder of the roof being hipped. This is consistent with the Guidelines for New Construction 2.B.i which addresses roof forms.
- i. According to the Guidelines for New Construction 2.C.i, the window and door openings of new construction should be compatible with those found in nearby historic facades. A majority of historic homes on this block of E Kings Hwy feature traditional one-over-one sash windows or steel casement windows of traditional dimensions. The proposed fenestrations are generally consistent with the Guidelines for New Construction 2.AC. Staff finds that large picture windows, as illustrated on the front façade, are not consistent with the guidelines and should be avoided. Furthermore, while the inclusion of shutters in the design is generally appropriate in new construction, any installed shutters should appear operable and feature dimensions that are consistent with the dimensions of the accompanying window in accordance with the Guidelines for Exterior Maintenance and Alterations 6.B.x.

j. According to the Guidelines for New Construction 2.D.i, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio and should not be so large as to exceed a 50% of the total lot area. As submitted, the requested building to lot ratio is approximately 50% (footprint of 3,600sf on lot of 7,260sf), which is consistent with this guideline. However, there does not appear to be precedent for this great of building to lot ratio along this block of E Kings Hwy, which features smaller homes with the exception of two multi-family structures. Reducing the overall building footprint should be considered.

k. The use of stucco siding is generally consistent with the Guidelines for New Construction 3.A. However, staff finds that the use of stucco to replicate traditional architectural details, such as the pediment entry, deviates from historic precedents in the neighborhood. Creating these details in more traditional materials, such as wood or cast stone, would be more appropriate.

l. A majority of the homes on this block of E Kings Hwy feature detached garages located towards the rear of the properties. The proposed rear garage is consistent with Guidelines for New Construction 5.B.ii which recommend that garages be located behind the principal building where there is precedent.

m. As designed, the proposed garage does not meet the side yard setback requirements. Other garages in this area are similarly located on the zero lot line. Staff finds this to be appropriate at this location. A variance from the side

n. According to the Guidelines for Site Elements 5.B.i, new driveways should maintain a similar configuration as those historically found in the district. Typically, driveways in historic areas are no wider than 10 feet.

o. A stop work order for illegal clearing of trees at this property was issued on November 7, 2013. The appropriate fees for a post work application have been paid. The applicant has also since received a tree permit from the City Arborist for those trees. Additional trees remain on site but have not been indicated on the site plan submitted for conceptual approval. A tree survey must be submitted for HDRC consideration.

RECOMMENDATION:

Staff recommends conceptual approval with the following stipulations:

1. That windows on the front façade be traditional one-over-one windows with shutters that appear operable based on finding i;
2. That alternative materials for the pediment entry be used instead of stucco based on finding k;
3. That the driveway in the front yard be no wider than 10 feet with a 12-foot curb cut based on finding n; and
4. That a tree preservation plan be submitted for consideration by the HDRC prior to final approval.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Feldman to grant conceptual approval with staff recommendations based on findings a through o.

AYES: Cone, Judson, Laffoon, Guarino, Feldman, Rodriguez

NAYS: None

THE MOTION CARRIED.

11. HDRC NO. 2014-176

Applicant: Beatrice Ramos & Sylvia Estrada

Address: 126 Crofton

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

Replace four (4) one-over-one wood windows on the back of the house at 126 Crofton with one-over-one, double-hung, replacement vinyl windows.

FINDINGS

- a. The house at 126 Crofton was constructed circa 1905 in the Folk Victorian Style. A majority of the original windows are large, two-over-two double hung windows.
- b. The four windows to be replaced are one-over-one wood windows located on a rear addition to the house. While the actual date of this construction is unknown, the windows appear to be pre-1940 construction and are considered historic.
- c. Staff conducted a site visit to examine the windows and observed the following deterioration: the cords were broken and no longer functioning; there were visible gaps between the meeting rails; at least one rail needed to be replaced; and, in most sashes, the window glazing was cracked or missing causing the panes to be loose. Overall, staff finds that these items are minor and that the all four windows could be repaired to working order.
- d. Generally, the Guidelines for Exterior Maintenance and Alterations 6.A.iii. Recommend that historic windows be preserved.
- e. According to the Guidelines for Exterior Maintenance and Alterations 6.B.iv., matching replacement windows are recommended when the original windows are deteriorated beyond repair. Staff finds that the existing windows have not deteriorated beyond repair. Furthermore, the proposed replacements are not consistent with this guideline in terms of materials.

RECOMMENDATION:

Staff does not recommend approval based on findings a through e. Staff recommends repairs.

Cherise Bell, King William Association, stated that King William Association concurs with staff recommendation that the vinyl windows are unacceptable replacements of historic, character defining windows.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Feldman to grant denial of the applicants request based on findings a through e.

AYES: Cone, Judson, Laffoon, Guarino, Feldman, Rodriguez
NAYS: None

THE MOTION CARRIED.

12. HDRC NO. 2014-186

Applicant: Xavier Gonzalez, WRZG Architecture
Address: 107 S. Leona

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

- 1. Install a new 6 foot wrought iron fence and gate around the perimeter of the property to match previously approved fencing around the adjacent Pico de Gallo restaurant parking lot. The proposed fencing will be installed along the south and west property lines, connecting to the existing one story building on the lot that faces S. Leona Street. The existing building extends past the property line and the proposed fencing will be set back from the front façade of the structure, consistent with the property line. A gate is proposed on the west side of the existing building, facing S. Leona Street.
- 2. Demolish an existing carport on the southeast corner of the property.
- 3. Remove existing chain link fencing at the rear of the property. The existing chain link fencing runs along the west and northern edges of the property.

FINDINGS:

- a. A 6 foot wrought iron fence was approved by the HDRC on January 15, 2014, for the nearby property at 111 S. Leona which houses the Pico de Gallo parking lot. While the proposed fence at 107 S. Leona will be of a similar design, the location of the previously approved fence was set back from the street, leaving a significant buffer between the sidewalk and the fence.
- b. The proposed fencing will be located against the existing public sidewalk. Staff finds that its proximity to the public sidewalk will cause the fence to have a greater impact on the pedestrian experience on this property which is not consistent with the Guidelines for Site Elements, Section 2.B.ii.
- c. The existing building at 107 S. Leona actually sits over the eastern property line. The proposed fence will follow the property line, stepping back from the east façade of the structure.
- d. The existing carport is not historic or a contributing structure to the district. Staff finds that demolishing this structure will not adversely impact the Cattleman Square Historic District or the nearby historic structures.
- e. New chain link fencing is prohibited in local historic districts, consistent with the Guidelines for Site Elements, Section 2.B.iv. Removing existing chain link fencing is appropriate.

RECOMMENDATION:

- 1. Staff recommends approval based on finding c with the stipulation that the proposed fence be reduced to 4 feet in height based on findings a and b.
- 2 & 3. Staff recommends approval as submitted based on findings d and e.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Laffoon to approve as submitted.

AYES: Judson, Laffoon, Feldman, Rodriguez

NAYS: Cone, Guarino

THE MOTION CARRIED.

13. HDRC NO. 2014-185

Applicant: T3 General Contractors, Ted A. Trevino

Address: 907 Hays

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

- 1. Remove one existing front-facing entry to the home and replace it with a bank of three double hung windows.
- 2. Remove the existing metal-framed screens on the front porch.
- 3. Construct a rear, second story addition over an existing courtyard space. The proposed addition will create a new front facing gable over the existing roof.
- 4. Install new siding around the whole structure to cover the multiple siding types that have been added over the years. The proposed siding will be wood.

FINDINGS:

- a. The home at 907 Hays first appears on the 1912 Sanborn map (as 903 Hays). At that time, the home had a three sided projecting bay, which was later converted into an orthogonal bay, with a front porch. Originally, the footprint of this structure was much smaller with a modified "T" shaped footprint. Rear additions have created the current footprint which is more like a "U" in plan with a narrow courtyard between the two rear wings of the home.

- b. It is clear that this structure has been modified over the years with the introduction of a second front-facing entrance on the projecting bay and the installation of screens around the front porch as well as the construction of multiple rear additions.
- c. The proposal to remove the non-original front door on the front projecting bay is appropriate. Staff finds, however, that the pair of existing windows next to the door should be relocated to the center of the bay rather than installing three new windows, consistent with the Guidelines for Additions, Section 3.C.i.
- d. This home was built in the Folk Victorian style. Typically, a home in this style would have had a single window or a pair of windows on a front facing bay. The proposed three windows are not consistent with the style of the home.
- e. Removing the screens on the front porch to reopen this space is appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations, Section 7.B.i.
- f. The proposed addition would greatly alter the appearance of this home from the right-of-way. While the proposed new front facing gable is set back from the front of the home, its height will make it highly visible, altering the scale and character of this structure, which is not consistent with the Guidelines for Additions, Sections 1.A.i, 1.B.i, or 1.B.v.
- g. While the roof form of the proposed addition is consistent with the existing home, it is not an appropriate modification and it is not consistent with the Secretary of the Interior's Standards for Rehabilitation, number 10.
- h. This structure has been substantially modified from its original appearance. Staff finds, however, than any proposed rear addition should not be taller than the existing home and should be respectful of the scale and character of the structure.
- i. While installing new wood siding to create more uniformity around the structure is not inappropriate, staff finds that the existing siding should be restored rather than removed and replaced. Installing like materials on the rest of the structure may be appropriate, but more information is needed as to whether the existing siding can be restored and what the proposed replacement material would look like.

RECOMMENDATION:

- 1. Staff recommends approval based on findings a-c with the stipulation that the existing pair of windows be relocated to the center of the bay based on findings c and d.
- 2. Staff recommends approval as submitted based on finding e.
- 3. Staff does not recommend approval as submitted based on findings f-h. Staff recommends that any rear addition not be taller than the primary structure so as to minimize its visual impact on the property based on finding h.
- 4. Staff does not recommend approval as submitted. Staff recommends that the existing siding be repaired or replaced in kind if necessary based on finding i. If the existing siding is deteriorated beyond repair, staff recommends that the replacement siding be submitted to staff for approval and that it match the existing as closely as possible in terms of material, profile and dimension.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Laffoon to refer to the DRC.

AYES: Cone, Judson, Laffoon, Guarino, Feldman, Rodriguez

NAYS: None

THE MOTION CARRIED.

14. HDRC NO. 2014-187

Applicant: Diana Kersey

Address: 202 Thorain

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

Construct a new 657 square foot, detached accessory structure at the rear of the property. The proposed structure will be set at the southern edge of the property, facing Howard Street. It will contain a workshop and a small screened porch. The structure will have horizontal wood siding, an asphalt shingle roof with a ridge vent, and an 8' wide overhead door accessible from Howard Street. No windows are proposed on the west elevation of the structure, facing the neighboring lot.

Postponed per the applicant.

15. HDRC NO. 2014-175

Applicant: Robert Thrailkill

Address: 200 S. Alamo

The applicant is requesting conceptual approval to:

1. Modify an existing stair and incorporate a catwalk to the second level of a new exterior deck. The existing stair structure will be clad with a new masonry veneer;
2. Construct a new, two-level exterior deck with shade canopies. The canopies are to be lit with LED edge lighting;
3. Install new masonry veneer, canopy and metal blade at the River Walk entrance to the hotel. The existing metal canopy and light fixture will be removed;
4. Replace existing light fixtures with new wall sconces and incorporate an exterior wall lighting scheme;
5. Replace an existing stone planter with a new planter and landscaping. Five existing palm trees will be relocated; and
6. New, river level signage for the hotel. Dimensions and materials have not been specified.

FINDINGS:

- a. This request was reviewed by the Design Review Committee on May 27, 2014. At that meeting, the committee members present were generally in favor of the proposed alterations. It was noted that the addition of the two-level decks would help to activate the space at a pedestrian scale. There was some concern over the addition of stone veneer over the existing stucco. It was recommended that the addition of materials be approached as more of a screening element instead of a veneer. There was no concern over the removal the existing awning and lighting, although it was recommended that they be stored instead of discarded.
- b. The Palacio del Rio was constructed between 1967 and 1968 for HemisFair '68. It is an individually-designated landmark as a significant example of Mid-Century Modern architecture and modular construction. Photographs dating from 1969 and 1970 indicate that the river-level treatment of the building has been altered over time. The original stair between the street and River Walk has been slightly modified. Four balconies facing the river have been enclosed with glass. A steel tube and stretched fabric canopy has been added to shelter the river level dining area. Many of the original light fixtures, while still extant, have been relocated from the first level to the second level. A metal canopy over the river level entrance to the hotel appears in photographs from 1969 and is considered to be original.
- c. The proposal to widen the planar spine that supports the original stair does not greatly alter the appearance or style of the stair and provides for an addition landing at the second level. This is consistent with UDC Section 35-676. The applicant has also indicated that a new masonry veneer is proposed to replace the current stucco at this location. The existing stucco finish should be maintained consistent with the Guidelines for Exterior Maintenance and Alterations 10.B.i.
- d. The proposed two-story deck with canopies facilitates an active edge at the river level and is generally consistent with UDC Section 35-674(g) by facilitating pedestrian activity along the River Walk.

e. It is unclear in the information submitted whether the proposed LED illumination of the canopies will meet the requirements of UDC Section 35-674(g) in terms of lighting. Any canopy lights should not result in a glowing effect in accordance with this section.

f. The addition of a new masonry veneer to the existing stucco wall surfaces constitutes a change in materials that is not consistent with Guidelines for Exterior Maintenance and Alterations 10.B.i. The addition of compatible materials as a screen instead of a veneer, as recommended by the Design Review Committee, may be appropriate. However, details for this type of treatment have not been submitted for review.

g. The existing metal canopy dates from the period of significance for this building. It should be maintained as a character-defining feature of the façade consistent with the Guidelines for Exterior Maintenance and Alterations 10.A.i. and UDC Section 35-676 (c) and (e).

h. The existing light fixtures are original to this building, although some have been relocated over time.

RECOMMENDATION:

1. Staff recommends conceptual approval of modifying the stair based on finding c with the stipulation that the addition of a new masonry veneer be avoided.

2. Staff recommends conceptual approval of the two-level deck with the stipulation that any canopy lighting meet the requirements of UDC Section 35-674(g) based on finding e.

3. Staff does not recommend conceptual approval of the proposed entry elements as submitted. While the introduction of new elements may be appropriate, the existing metal awning and lighting should be preserved in place based on finding g and the addition of a masonry veneer should be avoided based on finding f.

4. Staff does not recommend approval. The existing light fixtures should continue to be incorporated on this façade based on finding h. Additionally, any changes to the existing lighting scheme must meet the lighting requirements outlined in UDC Section 35-673 in terms of temperature, color and visibility based on finding i.

5. Staff recommends conceptual approval of the new planter bed as submitted based on finding j.

6. Staff recommends conceptual approval of new river level signage based on finding k with the stipulation that final proposed signage be consistent with UDC Section 35-681 in terms of number, size and materials.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Feldman to approve as submitted with the stipulation that the applicant return with a plan to salvage the lanterns.

AYES: Cone, Judson, Laffoon, Guarino, Feldman, Rodriguez

NAYS: None

THE MOTION CARRIED.

16. HDRC NO. 2014-184

Applicant: Syngman R. Stevens

Address: 610 Burnet

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

Install a 6 foot tall wood privacy fence in front of the vacant lot at 610 Burnet. Previously, there was a 6 foot privacy fence installed on top of a 2 foot tall retaining wall in this location which was removed.

FINDINGS:

- a. The property at 610 Burnet is vacant. Both this property and the adjacent home at 614 Burnet have the same owner, effectively making 610 Burnet a side yard for the home at 614 Burnet.
- b. The proposed fence's proximity to the street will have a significant impact on the pedestrian experience on this block of Burnet Street.
- c. While front yard fences are frequently found to be appropriate for homes in the Dignowity Hill Historic District, they are not typically taller than 4 feet and maintain a more open design than the proposed 6 foot privacy fence.
- d. There are 14 properties on the 600 block of Burnet. Of those, 8 have front yard fences. These are chain link or wrought iron and approximately 4 feet in height.
- e. The proposed fence is not consistent in terms of height with the Guidelines for Site Elements, Section 2.B.iii, which recommends that front yard walls and fences be no more than 4 feet in height unless a taller fence or wall existed in that location historically. The previous fence in this location, while it was taller than 4 feet, was not historic. Staff finds that a 4 foot fence in the proposed location, adjacent to the public sidewalk, would be more appropriate.
- f. Constructing a privacy fence within the front yard is not consistent with the Guidelines for Site Elements, Section 2.C.ii. Staff finds that if a fence is approved in this location, it should be of a more transparent design, such as wrought iron or wood pickets.

RECOMMENDATION:

Staff does not recommend approval as submitted based on findings b-f. Staff recommends either that the height of the fence be lowered to no more than 4 feet and the design be modified to be more transparent or that the proposed 6 foot privacy fence be located no closer to the street than the front façade of the adjacent home at 614 Burnet based on findings a and f.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Judson to approve the wrought iron fence to be 5'2" tall in the front and a 6' privacy fence in the back (no closer to the street than the front of the adjacent house).

Applicant agreed to the stipulations at the June 4, 2014 hearing.

AYES: Cone, Judson, Laffoon, Guarino, Feldman, Rodriguez

NAYS: None

THE MOTION CARRIED.

17. HDRC NO. 2014-113

Applicant: Syngman R. Stevens

Address: 619 Nolan

The applicant is requesting a Certificate of Appropriateness for approval to demolish the structure at 619 Nolan. The applicant has provided estimates from contractors for roof repairs/replacement and general exterior and interior repairs to make the structure habitable. The estimates total around \$132,000. The assessed value of the structure according to the Bexar County Appraisal District is \$52,300.

FINDINGS:

- a. The home at 619 Nolan first appears on the 1904 Sanborn map.
- b. Staff performed a site visit to the property at 619 Nolan with the owner on April 2, 2014. At that time, staff found that the home is in a deteriorated condition.

c. This property is within the Dignowity Hill Historic District. It was identified in the survey of that district as contributing based on its scale and materials.

d. The 600 block of Nolan is largely intact, with one vacant parcel on the south side of the block. This portion of Nolan serves as a gateway in to the Dignowity Hill Historic District and should be protected.

e. The home was built in the Craftsman style with simplified details. It has been modified from its original appearance, including the enclosure of the front porch.

f. The applicant has provided several estimates from contractors for foundation repair, replacement of damaged/missing floor boards and sheet rock, window repair, siding repair, painting, plumbing and electrical work, and roof replacement. This work is estimated to cost approximately \$130,000. According to the Bexar County Appraisal, this property's assessed value is \$52,300. While rehabilitating this structure would be costly, staff does not find that an economic hardship has been proven.

g. According to the UDC Section 35-614.c, if the applicant fails to prove unreasonable economic hardship, he may provide evidence to indicate that the property has lost its historic significance.

h. While the home has been modified and is in a deteriorated state, demolition of a contributing resource in a historic district should always be a last resort where a loss of significance has occurred due to excessive deterioration or where repairs to the structure are found to be infeasible, resulting in an unreasonable economic hardship as outlined in UDC Section 35-614.

RECOMMENDATION:

Staff does not recommend approval as submitted based on findings c-h.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Judson to refer to DDC.

AYES: Cone, Judson, Laffoon, Guarino, Feldman, Rodriguez

NAYS: None

THE MOTION CARRIED.

Break 5:00-5:10

18. HDRC NO. 2014-188

Applicant: Office of Historic Preservation

Address: 106-158 Groveland, 123-250 Allensworth; 202-355 Thorman; 202-355 Carnahan; 112-580 Pershing; 200-555 Queen Anne Ct; 112-531 Elmhurst; 110 & 114 Bellview; 111-531 Parland; 118-450 Funston; 216 Milton; 3402-3903 N New Braunfels

The applicant is requesting approval for a Finding of Historic Significance for the Mahncke Park Historic District. The applicant is also requesting that the Commission recommend approval to the Zoning Commission and to the City Council for designation of the identified area as the Mahncke Park Historic District. The proposed district will be to the east of Broadway, reaching Groveland St to the north and Funston Place to the south. It contains 405 non-municipal parcels total. Of those, 367 have been identified as contributing resources.

FINDINGS:

a. The Mahncke Park neighborhood, named for Ludwig Mahncke who was the first City Parks Commission in San Antonio, was platted by 1912 and developed largely in the 1920s. The development in this area was stimulated in part by the streetcar which ran along Broadway beginning in the 1880s and the construction of the Olmos Dam in 1926.

- b. Several public informational meetings were held with the Mahncke Park Neighborhood Association in 2012 to discuss a potential historic district designation of the neighborhood and what that would entail.
- c. The proposed district boundary was presented to Office of Historic Preservation (OHP) by the applicant on January 17, 2014. This potential historic district has been determined eligible for historic designation based on surveys conducted by the Office of Historic Preservation. The Mahncke Park potential historic district meets more than the 3 required criteria for evaluation of historic district designation as per the UDC Section 35-607. The potential district also contains more than 2 structures within the proposed boundary, meeting the definition for a historic district in the same section of the UDC. A map of contributing and non-contributing properties within the proposed boundary is attached.
- d. According to UDC Section 35-605.b.3, proponents of the district must submit signatures of the owners of 30% of the properties in favor of initiating the district designation process. Staff verified on April 7, 2014, that 32% were in support. Map attached. At that point, staff initiated the public hearing process.
- e. Staff held a public informational meeting on April 29, 2014. All property owners within the proposed district were notified by mail of the meeting and of the HDRC hearing as required by the UDC.
- f. Since the required threshold was met and the public informational meeting was held, OHP staff continues to receive written comments from residents of the area pertaining to the proposed historic district creation. The most current map indicating support and opposition from property owners within the boundary will be provided at the HDRC hearing on June 4.

RECOMMENDATION:

Staff recommends approval of the proposed Finding of Historic Significance that would support the designation of the Mahncke Park potential historic district as submitted based on findings a-d. Based on the overall concentration of support or opposition, the HDRC may consider a reduced boundary for designation.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Laffoon to reset to October 1, 2014.

AYES: Cone, Judson, Laffoon, Guarino, Feldman, Rodriguez

NAYS: None

THE MOTION CARRIED.

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

There being no further business, the meeting adjourned at 5:30 P.M.

APPROVED



Tim Cone
Chair

