



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES**

17 June 2020

The Historic and Design Review Commission of the City of San Antonio met in session on Wednesday, June 17, 2020, in the Board Room at the Development and Business Services Center, 1901 S. Alamo.

MEETING CALLED TO ORDER

- Chairman Fetzer called the meeting to order at 3:00 p.m.

ROLL CALL:

- The roll was called by the Executive Secretary.

Present: Fernandez, Fish, Gibbs, Velasquez, Carpenter, Grube, Bowman, Fetzer, and Laffoon.

Absent: Arreola and Martinez-Flores.

CHAIRMAN'S STATEMENT

PUBLIC COMMENTS: None

ANNOUNCEMENTS:

CONSENT AGENDA

- **Consideration of Consent Agenda items:**
 - Item #1, Case No. 2020-246 1024 DAWSON ST
 - Item #2, Case No. 2020-243 245 LOVERA BLVD
 - Item #3, Case No. 2020-249 1102 S ALAMO ST
 - Item #4, Case No. 2020-021 634 MUNCEY
 - Item #5, Case No. 2020-241 1119 N OLIVE ST
 - Item #6, Case No. 2020-245 344 W ROSEWOOD AVE
 - Item #7, Case No. 2020-177 3903 N ST MARYS ST
 - Item #9, Case No. 2020-239 210 LAVACA ST
 - Item #10, Case No. 2020-244 623 HEMISFAIR BLVD
 - Item #11, Case No. 2020-213 ROW Improvements at West Commerce Corridor
(approximately 1200 block of W Commerce)
 - Item #12, Case No. 2020-250 MULTIPLE LOCATIONS BETWEEN S ST
MARYS AND MISSION ESPADA
 - Item #13, Case No. 2020-214 200 Noblewood, Wheatley Heights Sports Complex
- AGENDA ITEM 8 WAS PULLED BY COMMISSION FOR COMMENTS
- AGENDA ITEM 23 WAS WITHDRAWN BY APPLICANT
- AGENDA ITE 25 WAS POSTPONED TO SPECIAL HEARING ON JUNE 19TH.

Motion: Commissioner Carpenter moved to approve the consent Agenda items 1-7 and 9-13 with staff stipulations.

Commissioner Bowman seconded the motion.

Vote: Ayes: Fernandez, Fish, Gibbs, Velasquez, Carpenter, Grube, Bowman, and Fetzer.

Nays: None.

Absent: Arreola and Martinez-Flores.

Recusal: Laffoon.

Action: THE MOTION PASSED with 8 AYES, 0 NAYS. 1 RECUSAL. 2 ABSENT

INDIVIDUAL CONSIDERATION AGENDA ITEMS

- **Item # 8. HDRC NO. 2020-248**
ADDRESS: 400 EAGLELAND DR
Applicant: Wanira Magaloni/Stantec Architecture

REQUEST:

The applicant is requesting a Certificate of Appropriateness to install signage at Brackenridge High School.

The requested signage includes:

1. Monument signage at an existing limestone wall.
2. A digital billboard measuring approximately 15 feet in height.

FINDINGS:

- a. The property addressed 400 Eagleland Dr is the location of the G.W. Brackenridge High School. The 2-story primary structure was constructed circa 1972 and features several elements of the Midcentury Modern style, including strong horizontal and vertical geometries, cast stone columns, and ribbon windows. The structure is an individual local landmark and is contributing to the King William Historic District.
- b. MONUMENT SIGN – The applicant has proposed to install signage bearing the name of the high school on an existing limestone wall. The signage will measure approximately 6 feet in height. Staff finds the requested signage to be appropriate in design and scale for the specific site.
- c. FREESTANDING SIGN – The applicant has proposed to install a freestanding sign supported by two poles near the entrance of the site along Eagleland. The sign is proposed to be approximately 15 feet in height. As submitted, the sign includes a digital billboard. According to the Historic Design Guidelines, digital signage is prohibited and cannot be considered for approval by the Commission and cannot be appealed. According to the Historic Design Guidelines, freestanding signs are appropriate for locations where building forms are set back from the street. Signs should be placed near the public right-of-way where they are clearly visible to passing pedestrians and motorists, a minimum of five feet from the street right-of-way and ten feet from all interior side lot lines. Overall, the guidelines encourage freestanding signs that are compatible with the scale of the structure and the site. While Guideline 4.B.i. encourages limiting freestanding sign heights to no more than 6 feet, staff generally finds the freestanding sign's height, form, and placement to be appropriate for the specific site due to the building's scale, setback, and the size of the

property. Staff finds that the signage content, material, and lighting method should align with the Guidelines.

RECOMMENDATIONS:

Item 1, Staff recommends approval of the monument signage based on finding b.

Item 2, Staff recommends approval of the freestanding sign based on finding c with the following stipulations:

- i. That the applicant proposes an alternative signage element to the prohibited digital signage for the freestanding cabinet. The applicant is required to submit an updated proposal for staff review and approval prior to the issuance of a Certificate of Appropriateness.

PUBLIC COMMENTS: Margaret Leeds- supports case, and King William Association opposes the case.

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

Vote: Ayes: Fernandez, Fish, Gibbs, Velasquez, Carpenter, Grube, Bowman, Fetzner, and Laffoon,
Nays: None.
Absent: Arreola and Martinez-Flores.

Action: MOTION PASSED with 9 AYES AND 0 NAY. 2 ABSENT

- **Item # 14. HDRC NO. 2020-230**
ADDRESS: 418 BARRERA
APPLICANT: Thomas Stamp/Currahee Property Solutions LLC

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct four (4), multi-story, residential structures on the vacant lot at 418 Barrera, located within the Lavaca Historic District. The lot is currently subdivided into four separate parcels.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct four (4), multi-story, residential structures on the vacant lot at 418 Barrera, located within the Lavaca Historic District. The lot is currently subdivided into four separate parcels.
- b. **CONTEXT & DEVELOPMENT PATTERN** – As noted in finding a, this lot is currently void of any structures. This parcel is located at the northeastern edge of the district, adjacent to a vacant lot, and a lot where the Historic and Design Review Commission has previously approved construction featuring multiple stories in height. There are both residential and non-residential structure in the immediate vicinity that feature multiple stories in height.
- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on May 26. At that meeting, Committee members commented on the proposed massing, lot configuration, materials and architectural details. Committee members in general noted that the proposed massing and height was appropriate.
- d. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation

of new construction should be consistent with the historic examples found on the block. At this time, the applicant has not specified a front setback distance, or how it relates to the adjacent, historic structure. Staff finds that a setback that is consistent with the Guidelines should be used. Regarding orientation, the applicant has begun to incorporate architectural elements that address Barrera. Staff finds that additional elements should be added to the Barrera elevation, to provide a visual orientation toward Barrera, such as additional porch elements. The proposed new construction should appear to address Barrera, rather than simply feature minor architectural elements that relate to Barrera..

- e. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed an entrance to face Barrera; however, as noted in finding d, staff finds that additional entrance elements should be addressed toward Barrera, to relate to entrances found historically on the block.
- f. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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. The applicant has proposed an overall height of approximately twenty-seven (27) feet for the front structure, and an overall height of approximately thirty-five (35) feet for the three rear structures. The applicant has submitted a street elevation noting the proposed front structure’s massing in relationship to the adjacent historic structures. Generally, staff finds the overall height and massing of the proposed first structure to be appropriate; however, staff finds that the applicant should eliminate the third story from the rear three structures..
- g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. The applicant has noted an overall foundation height of one (1) foot. The adjacent historic structures feature foundation heights of approximately two to three feet. Generally, staff finds the proposed foundation heights to be appropriate.
- h. ROOF FORM – The applicant has proposed roof forms that include side gables and shed roofs over entrances. Generally, staff finds the proposed roof forms to be appropriate and consistent with the Guidelines. Staff finds that the gable returns should be eliminated from the proposed gabled roofs.
- i. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed lot coverage exceeds that which is recommended by the Guidelines.
- j. MATERIALS – The applicant has proposed materials that include composite siding, stucco, standing seam metal roofs, and composition shingle roofs. Generally, staff finds the proposed materials to be appropriate; however, staff finds that standing seam metal roofs should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a standard galvalume finish, and a crimped ridge seam or low profile ridge cap. If a ridge cap is proposed, it should be submitted to staff for review and approval. Additionally, staff finds that all siding should feature an exposure of four (4) inches or less (as proposed), smooth finishes, a thickness of $\frac{3}{4}$ of an inch and mitered corners.
- k. WINDOW MATERIALS – At this time, the applicant has not specified window materials. Staff finds that a window that meets staff’s standard specifications for windows in new construction should be used. These specifications are noted above, in the applicable citations.
- l. FENESTRATION PROFILE – The applicant has proposed a fenestration profile that is generally consistent with those found historically throughout the district. Staff finds that all square picture windows should be modified to feature profiles that are consistent with those

- found historically within the district, and that all windows should feature a one over one profile.
- m. ARCHITECTURAL DETAILS – As noted in finding e, staff finds that additional entrance elements should be introduced to the proposed new construction, specifically in relationship to the front structure’s street facing façade. Additionally, staff finds that the proposed third story massing should be eliminated.
 - n. DRIVEWAY – The applicant has proposed a driveway width of fifteen (15) feet in width. The Guidelines for Site Elements notes that driveways within historic districts should not feature more than ten (10) feet in width.
 - o. PARKING – The applicant has proposed tuck under parking for each structure in the form of carports without garage doors. While not located on the front façade, staff finds that parking located within the footprint of the structure is inappropriate within historic district. Façade designs should respond to historic precedents located within the historic district rather than parking requirements.
 - p. PARKING (FRONT STRUCTURE) – The applicant has proposed a gravel parking location within the front yard setback of the proposed structure that is to address Barrera. The Guidelines for Site Elements 7.A. notes that front yard parking should not be added into the front yard setbacks. Staff finds the proposed parking location to be inconsistent with the Guidelines.
 - q. WALKWAY – Historic structures within the Lavaca Historic District feature walkways leading from the front porch to the sidewalk at the public right of way. Staff finds that this should be incorporated into the applicant’s front yard design.
 - r. LANDSCAPING – At this time the applicant has not provided information regarding landscaping. A detailed landscaping plan should be submitted to OHP staff for review and approval. Landscaping should be consistent with the Guidelines for Site Elements.
 - s. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment at this time. Staff finds that all mechanical equipment should be screened from view from the public right of way.

RECOMMENDATIONS:

Staff does not recommend approval at this time based on findings a through s. Staff recommends that the applicant address the following items prior to receiving a recommendation for approval:

- i. That a setback that is consistent with the Guidelines be used for the street facing structure as noted in finding d.
- ii. That the applicant incorporate addition entrance elements on the street facing façade such as traditional porch elements as noted in findings d and e.
- iii. That the applicant eliminate the third story massing as noted in finding f.
- iv. That the applicant eliminate the proposed gable returns as noted in findings h.
- v. That the applicant propose a lot coverage that is consistent with Guidelines, as noted in finding i.
- vi. That standing seam metal roofs feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a standard galvalume finish, and a crimped ridge seam or low profile ridge cap. If a ridge cap is proposed, it should be submitted to staff for review and approval. Additionally, staff finds that all siding should feature an exposure of four (4) inches or less (as proposed), smooth finishes, a thickness of $\frac{3}{4}$ of an inch and mitered corners.
- vii. That the applicant incorporate windows that meet staff’s standard specifications for windows in new construction as noted in finding k.
- viii. That the applicant incorporate a driveway width that is consistent with the Guidelines as noted in finding n

- ix. That the applicant eliminate the front yard parking as noted in finding p and eliminate parking within the footprint of the proposed new construction as noted in finding o.
- x. That the applicant incorporate a front yard walkway and submit a detailed landscaping plan as noted in findings q and r.
- xi. That all mechanical equipment be screened from view from the public right of way as noted in finding s.

.PUBLIC COMMENTS: Conservation Society of San Antonio- supports staff recommendations to deny conceptual approval.

Motion: Commissioner Carpenter moved to continue the hearing.
Commissioner Fish seconded the motion.

Vote: Ayes: Fernandez, Fish, Gibbs, Velasquez, Carpenter, Grube, Bowman, Fetzer, and Laffoon.
Nays: None.
Absent: Arreola and Martinez-Flores.

Action: MOTION PASSED with 9 AYES AND 0 NAY. 2 ABSENT

- ***COMMISSIONER ARREOLA JOINED MEETING AT 3:35PM; There was an out order in hearing. Item 16 was heard before item 15. COMMISSIONERS FERNANDEZ AND GIBBS STEPPED AWAY AT 4:10 PM***
- **Item # 15. HDRC NO. 2020-152**
ADDRESS: 2158 W KINGS HWY
APPLICANT: JEFF COYLE/COYLE JEFFREY M & KATIE J JARL

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to enclose the front porch to feature aluminum windows in the two front arches and doors in the side-facing arches.

FINDINGS:

- a. The primary structure at 2158 W Kings Hwy was constructed circa 1930 in the Tudor Revival style, first appears on the 1934 Sanborn map, and contributes to the Monticello Park Historic District. The one-and-a-half story, single-family structure features brick masonry, stucco, and half-timbering façade elements, steep roof pitches with a front facing dormer centered above the front-extending arcade porch.
- b. COMPLIANCE – Staff conducted a site visit on April 2, 2020, and found that the property at 2158 W Kings Hwy was subject to front porch enclosure prior to approval. The property previously received administrative approval to reconstruct the porch in-kind after damage from a fallen tree. A subsequent Historic and Design Review Commission application was submitted, which was determined incomplete. The applicant proceeded with the enclosure, and a Stop Work Order was issued.
- c. DESIGN REVIEW COMMITTEE – The request was referred to a Design Review Committee (DRC) meeting at the Historic and Design Commission (HDRC) at the May 20, 2020, hearing. The applicant met with DRC on May 28, and June 9, 2020. The committee members emphasized the need to reintroduce the arch forms, full height brick siding, recessing of the windows and doors to reference the depth of original porch columns in order to garner support for enclosure. The applicant explained that restoring the arch forms is in infeasible and submitted an update that includes references to the primary historic structure’s stucco and Tudor fenestration elements.

- d. **PORCH ENCLOSURE** – The applicant has proposed to demolish the arched porch and reconstruct as an enclosed room with a salvaged brick masonry base recessed steel windows, and stucco siding with Tudor-influenced trim. Per the Guidelines for Exterior Maintenance and Alterations 2.B.i., applicants should refrain from enclosing front porches. Staff finds that the proposed enclosure is inconsistent with the Guidelines and departs from a major character-defining feature of the Tudor Revival structure. Staff also remains concerned about the quality of the submitted drawings and the inconsistency between the drawings and the initiated work without approval, including door and window details.

RECOMMENDATIONS:

Staff does not recommend approval based on finding c. The applicant should perform in-kind reconstruction as approved.

PUBLIC COMMENTS: Conservation Society of San Antonio- concurs with staff stipulations to deny front porch.

Motion: Commissioner Carpenter for to continue the hearing.
Commissioner Velasquez seconded the motion.

Vote: Ayes: Fish, Velasquez, Arreola, Carpenter, Grube, Bowman, Fetzer, and Laffoon.
Nays: None.
Absent: Fernandez, Gibbs, and Martinez-Flores.

Action: MOTION PASSED with 8 AYES AND 0 NAY. 3 ABSENT

- **Item # 16. HDRC NO. 2020-001**
ADDRESS: 819 LAMAR ST
APPLICANT: Michael Cisneros/Harmony Custom Homes

REQUEST:

The applicant is requesting conceptual approval to construct a 2-story, single-family residential structure on the vacant lot at 819 Lamar, located within the Dignowity Hill Historic District.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct a 2-story, single-family residential structure on the vacant lot at 819 Lamar, located within the Dignowity Hill Historic District.
- b. **CONTEXT & DEVELOPMENT PATTERN** – The context and development pattern of this block of Lamar Street predominantly features single story historic structures, in addition to one, 2-story historic structure. Recently, the Historic and Design Review Commission has approved new construction featuring 1-story in height.
- c. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- d. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has noted a setback of thirty (30) feet from the front porch to the property line; however, the applicant has not noted how the correlates to historic structures found on the block. Staff finds

- that the applicant should provide documentation noting that the proposed new construction will feature a setback that is equal to or greater than those found historically on the block.
- e. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the proposed new construction and its entrance toward Lamar. This is consistent with the Guidelines.
 - f. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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. As noted in finding b, this block of Lamar predominantly features 1-story historic structures, and one 2-story historic structure. The applicant has proposed an overall height of approximately twenty-six (26) feet. Generally, staff finds the proposed height of two stories to be appropriate; however, staff finds that the structure features a massing towards the rear that is atypical of historic structures found within the district. Staff finds that the applicant should modify the proposed massing, specifically that which relate to the rear roof's profile and massing.
 - g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. This block of Lamar features historic structures that feature foundation heights of between one and three feet in height. The applicant has proposed a foundation height of approximately one (1) foot in height. Generally, staff finds the proposed foundation height to be appropriate.
 - h. ROOF FORM – The applicant has proposed a roof form that consists of both front and side gabled roofs. Generally, staff finds these forms to be appropriate; however, the front facing gable should feature a ridge height that is consistent with the side facing gable, as found historically within the district. As noted in finding f, the proposed massing of the roof form toward the rear of the proposed new construction is inconsistent with those found historically within the district. The rear roof form should feature a traditional roof form, such as a gable or hip.
 - i. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant's proposed lot coverage is consistent with the Guidelines.
 - j. MATERIALS – The applicant has proposed materials that include composite siding, composite trim, a composition shingle roof, and vinyl windows. Staff finds that all composite siding should feature an exposure of four inches, a smooth finish, a thickness of approximately 3/4" and mitered corners. Additionally, composite trim, fascia board and soffits should feature smooth finishes.
 - k. WINDOW MATERIALS – As noted in finding j, the applicant has proposed vinyl windows. Many of the windows that the applicant has proposed feature sizes and profiles that are inconsistent with those found historically within the district. Additionally, staff finds that ganged windows should be separated by a mullion of at least six (6) inches in width, rather than feature one single unit with two windows. Staff finds that staff's standard specifications for windows in new construction should be followed, which are noted in the applicable citations. The proposed windows do not meet these specifications.
 - l. FENESTRATION PROFILE – The applicant has proposed fenestration profiles that are atypical for those found historically within the district, specifically in regards to size, profile, and placement. Staff finds that traditional window sizes should be used, and that additional windows should be incorporated on the side facades to reduce the amount of uninterrupted wall planes.
 - m. ARCHITECTURAL DETAILS – As noted in the above findings, staff finds that roof forms and fenestration profiles should be modified to be consistent with those found historically within the district. Additionally, staff finds that porch and column configuration that is consistent with those found historically in the district (specifically related to double height porches) should be used. The applicant has proposed column profiles and spacing that is atypical for historic double height porches found historically within the district.

- n. DRIVEWAY – The applicant has proposed a site configuration that will result in the proposed driveway terminating at the front façade of the proposed new construction. The Guidelines for Site Elements 7.A. notes that front yard parking should not be added into the front yard setbacks. Staff finds the proposed site configuration to be inconsistent with the Guidelines.
- o. FRONT WALKWAY – The applicant has proposed a front walkway that leads to the on site driveway, rather than leading to the sidewalk at the right of way, as is the historic pattern within the district. The Guidelines for Site Elements note that front yard sidewalks should appear similar to those found historically within the district in regards to their materials, width, alignment and configuration. Staff finds that the proposed front yard walkway is inconsistent with the Guidelines, and that a simply, concrete walkway that matches those found historically within the district be installed.
- p. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment at this time. Staff finds that all mechanical equipment should be screened from view from the public right of way.
- q. LANDSCAPING – At this time the applicant has not provided information regarding landscaping. A detailed landscaping plan should be submitted to OHP staff for review and approval. Landscaping should be consistent with the Guidelines for Site Elements.

RECOMMENDATIONS:

Staff does not recommend conceptual approval at this time, based on findings a through q. Staff recommends that the following items be addressed prior to a recommendation for conceptual approval.

- i. That the applicant provide documentation noting that the proposed new construction will feature a setback that is equal to or greater than those found historically on the block, as noted in finding d.
- ii. That the applicant modify the proposed massing, specifically that which relate to the rear roof's profile and massing as noted in finding f and h.
- iii. That all composite siding feature an exposure of four inches, a smooth finish, a thickness of approximately 3/4" and mitered corners. Additionally, composite trim, fascia board and soffits should feature smooth finishes.
- iv. That the applicant install windows that are consistent with staff's standards for windows in new construction, referenced in the applicable citations, as noted in finding k.
- v. That traditional window sizes be used, and that additional windows should be incorporated on the side facades to reduce the amount of uninterrupted wall planes, as noted in finding l.
- vi. That porch and column configuration that is consistent with those found historically in the district (specifically related to double height porches) be used, as noted in finding m.
- vii. That the applicant submitted a detailed landscaping plan that notes the locations and types of landscaping materials, and that notes the screening of mechanical equipment.

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.

PUBLIC COMMENTS: Dignowity Hill Neighbors- Scott Albert, Bud Church, Monica Savino, Lulu Francois, Joseph Garcia, and Evelyn Brown- support staff recommendation to deny conceptual approval due to massing issues.

Motion: Commissioner Grube moved to Design Review Committee-DRC.
Commissioner Carpenter seconded the motion.

Vote: Ayes: Fernandez, Fish, Gibbs, Velasquez, Arreola, Carpenter, Bowman, Fetzer, and Laffoon.
Nays: None.
Absent: Martinez-Flores.

Action: **MOTION PASSED with 10 AYES AND 0 NAY. 1 ABSENT**

- *Commissioner Paola and Gibbs is back 4:15pm, and Paola left after case 18. It was out of order.*

- **Item # 17. HDRC NO. 2020-240**
ADDRESS: 602 E CARSON
APPLICANT: Linda Lira/LIRA LINDA

REQUEST:

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

1. Repair/replace the existing front yard fence;
2. Re-install a missing pedestrian gate at the front fence;
3. Install a chain-link sliding driveway gate

FINDINGS:

- a. The primary historic structure at 602 E Carson was constructed circa 1925, first appears on the 1951 Sanborn map, and contributes to the Government Hill Historic District. The two-story duplex features a primary turnedgabled with a west-flanking front porch, wood lap siding, and wood sash windows.
- b. FENCE REPAIR – The applicant has proposed to repair the existing wood picket fence and replace fully deteriorated or missing elements, including the installation of a pedestrian gate. Per the Guidelines for Site Elements 2.B.v., applicants should install new fences or walls of materials similar to fence materials historically used in the district. 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 should be used. Staff finds that the existing 4’ tall wood picket fence is consistent with those found historically in the district and style of the house and may be repaired in-place with matching materials.
- c. DRIVEWAY GATE – The applicant has proposed to install a sliding driveway gate featuring a 20’ width and chain-link, at the front of the driveway. Per the Guidelines for Site Elements 2.B.iv., chain-link fencing is a prohibited material. Per the Guidelines for Site Elements for Site Elements 5.B.i., historic driveways are typically no wider than 10 feet. Staff finds that the proposed driveway gate is inappropriate in location, width, and design. The front yard fence should instead turn at the driveway to meet the corner of the house, the driveway gate is set

behind the front yard plane of the house, and features an appropriate wood design; fences and gates set behind the front of the house may feature a maximum height of 6 feet.

RECOMMENDATIONS:

Staff recommends approval of in-kind wood fence repair and pedestrian gate installation based on finding b.

Staff does not recommend approval of the driveway gate as proposed based on finding c. Staff recommends the following:

- i. That the front yard fence turn at the driveway to meet the corner of the house rather than span the driveway at the right of way.
- ii. That the driveway gate be set behind the front façade of the house.
- iii. That the proposed fence feature a design that is consistent with the Guidelines.
- iv. That the rear privacy fence not exceed six (6) feet in height.

PUBLIC COMMENTS: None.

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

Vote: Ayes: Fish, Gibbs, Velasquez, Arreola, Carpenter, Grube, Bowman, Fetzer, and Laffoon.
Nays: None.
Absent: Fernandez and Martinez-Flores.

Action: **MOTION PASSED with 9 AYES AND 0 NAY. 2 ABSENT**

• **Item #18. HDRC NO. 2020-234**

ADDRESS: 1026 HAYS ST

APPLICANT: Daniel Loredó

REQUEST:

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

1. Construct an addition to the front of the historic structure to feature approximately ninety (90) square feet.
2. Construct an addition to the side of the historic structure to feature approximately 112 square feet.
3. Replace the existing, wood windows with new double hung wood windows.
4. Replace the existing, Craftsman style wood door with a new wood door.

FINDINGS:

- a. The historic structure located at 1026 Hays was constructed circa 1925 in the Craftsman style, and is contributing to the Dignowity Hill Historic District. The structure features a front facing gabled roof and wood windows.
- b. FRONT ADDITION – The Guidelines for Additions 1.A. notes that additions to historic structure should be located at the side or rear of the historic structure. The applicant has proposed to locate an addition onto the front façade of the historic structure. Staff finds the proposed addition’s location to be inappropriate and inconsistent with the Guidelines. Staff finds that the proposed addition should be located on a non-primary façade, preferably at the rear of the historic structure.

- c. SIDE ADDITION – The applicant has proposed to construct a side addition, near the rear of the historic structure. The proposed addition will partially modify an existing side bay, per the submitted site plan. The Guidelines for Additions 1.A.iv. notes that transitions between the addition and historic structure should be utilized. Generally, staff finds the proposed additions location to be appropriate (the lack of rear yard space does not allow for a rear addition). The applicant has proposed a subordinate height, and has proposed to match the existing structure’s materials. Staff finds that the proposed addition should be located at the rear of the existing side bay.
- d. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, wood windows with new wood windows. Per the application documents, some existing windows are deteriorated beyond repair and are missing top, bottom and meeting rails; however, no window schedule has been submitted, therefore, staff cannot clarify locations where replacement is appropriate. For windows that are not beyond repair, per the submitted photos, staff finds that repair should occur. For windows that are beyond repair, staff finds replacement to be appropriate provided that replacement results in matching wood windows being installed. Staff performed a site visit on May 26, 2020, to inspect the existing windows; however, all windows on the structure were covered in plywood.
- e. DOOR REPLACEMENT – The applicant has proposed to replace the existing Craftsman front door. While the door is currently missing window lites, staff finds that the replacement of this original door is inappropriate, and inconsistent with the Guidelines. Staff finds that the exiting, original front door should be repaired. If the door is deteriorated beyond repair, sufficient evidence should be submitted to staff for review.

RECOMMENDATIONS:

1. Staff does not recommend approval of item #1, the construction of a front addition based on finding b. Staff recommends that the proposed addition be relocated to a non-primary façade.
2. Staff recommends approval of item #2, the construction of a side addition with the following stipulations:
 - i. That the proposed addition be constructed at the rear of the existing, side bay.
 - ii. That the proposed addition feature a roof form that is similar to that of the primary historic structure, and an overall massing that is subordinate.
 - iii. That materials match those of the primary historic structure, including windows.
 - iv. That updated construction documents be submitted to OHP staff for review noting compliance with the above stipulations.
3. Staff does not recommend approval of item #3, the wholesale replacement of the original wood windows, based on finding d. While many windows are deteriorated beyond repair, staff finds that only those windows should be replaced. Windows with existing top and bottom sashes, as well as in tact rails should be repaired. The replacement of deteriorated wood windows with a matching replacement is eligible for administrative approval.
4. Staff does not recommend approval of item #4, door replacement, based on finding e. Staff recommends that the existing front door be repaired.

PUBLIC COMMENTS: Conservation Society opposes to the reconfiguration, and Dignawity Hill Neighborhood Association supports staff recommendations.

Motion: Commissioner Grube moved to deny item 1 as presented and come back to DRC, and item 2 with staff stipulations, and approve item 3 and item- as long as replacement is in-kind. Commissioner Velasquez seconded the motion.

Vote: Ayes: Fernandez, Fish, Gibbs, Velasquez, Arreola, Carpenter, Grube, Bowman, Fetzer, and Laffoon.

Nay: None.
Absent: Martinez-Flores.

Action: MOTION PASSED with 10 AYES, and 0 NAYS. 1 ABSENT.

• **Item # 19. HDRC NO. 2020-212**

ADDRESS: 123 CROFTON

APPLICANT: Catherine Nored/Nored Architecture

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a two-story rear addition with screened porches.

FINDINGS:

- a. The primary structure at 123 Crofton was constructed circa 1910 and first appears on the Sanborn maps in 1912. The primary structure is a 1.5-story, single-family residence and features a rectangular plan, a composition shingle hip roof with front and side dormers, wood siding, wood windows, a wraparound front porch, a prominent front archway, and classical columns. The property is contributing to the King William Historic District.
- b. DESIGN REVIEW COMMITTEE – The applicant attended the Design Review Committee on May 28, 2020. The meeting focused on the previous rear addition, size and massing of the previously existing addition and the proposed addition, the proposed ridge height of the addition, and additional materials that should be submitted. It was determined that a site plan showing the existing addition with the overlay of the proposed addition, a roof plan, and a perspective drawing would be helpful for the HDRC. The applicant has provided these updated materials and has agreed to drop the ridge height to match the existing ridge, which is reflected in the updated application.
- c. DEMOLITION – The applicant has proposed to remove the existing 1-story rear addition that was constructed circa 1960. The existing rear addition is currently in an unfinished state and features boarded elevations and exposed framing. Due to the current condition of the existing rear addition and because it is not original to the structure, staff finds the proposal appropriate.
- d. LOT COVERAGE – The applicant has proposed to construct a 2-story rear addition. The total square footage of the primary structure and the addition is 3,815 square feet. The proposed lot coverage will be 50 percent. Staff finds this consistent with the Guidelines.
- e. MASSING AND FOOTPRINT – The applicant has proposed to construct a 2-story rear addition. The existing structure is currently 2,455 square feet. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principle façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. Additionally, Guideline 1.A.i for Additions states that residential additions should be sited at the side or rear of the building whenever possible to minimize the views of the addition from the public right-of-way. Guideline 1.A.iv for Additions stipulates that additions should utilize a setback or recessed area and a small change in detailing at the sea, of the historic structure and new addition to provide a clear visual distinction between old and new building forms. The proposed rear addition is 1,360 square feet. Although the proposed addition will not double the existing building footprint, the addition will be visible on the north side of the house from the public right-of way. Staff finds that the applicant should recess the addition behind the wall plane of the north elevation to be more consistent with the Guidelines.
- f. ROOF – The applicant has proposed to install a hip roof with a shed roof extension over the addition. The portion of the addition connected to the existing structure will feature a cricket

ridge. The existing solarium currently features a flat roof and the applicant has proposed to alter the roof form to a combination roof. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds that the proposed roof forms on the addition are complementary to the existing hip roof form of the historic structure. The ridge height of the proposed addition aligns with the ridge height of the original structure. Staff finds the proposal appropriate.

- g. ROOF MATERIAL – The applicant has proposed a metal roof for the addition and to replace the existing roof with a metal roof. Guideline 3.A.i for Additions stipulates that additions use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original. The 1912 Sanborn map shows that the house originally featured a shingle roof. Staff finds the proposal inconsistent with the Guidelines. The applicant should install a shingle roof to match the existing.
- h. REAR WINDOW AND DOOR REMOVAL – The proposed addition will not require the removal of existing windows as the rear of the property features an unfinished addition in which windows have not been installed. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when viewable from the public right-of-way. Staff finds the proposal appropriate.
- i. NEW WINDOWS AND DOORS: SIZE AND PROPORTION – The applicant has proposed to install windows that do not feature traditional proportions. Staff’s standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. While staff finds the second story windows on the south façade and the north façade gable windows to be appropriate, staff finds that the larger vertically oriented windows on the south, north, west (front façade) to be inconsistent with the Guidelines.
- j. NEW WINDOWS AND DOORS: MATERIALS – At this time, the applicant has not provided information regarding window materials. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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 be concealed by a wood window screen set within the opening.
- k. MATERIALS: FAÇADE – The applicant has proposed to install vertical board and batten siding, horizontal siding, and stone skirting to match existing. Guideline 3.A.i for Additions stipulates that additions should use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original. Staff finds the proposal consistent with the Guidelines.
- l. ARCHITECTURAL DETAILS – The applicant has proposed to construct a 2-story rear addition with a 2-story screened porch. Guideline 4.A.ii for Additions states that additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Guideline 4.A.iii for Additions states that applicants should consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door

surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new. Staff finds that the proposal is appropriate.

RECOMMENDATIONS:

Staff recommends approval of the construction of a 2-story rear addition based on findings a through l with the following stipulations:

- i. That the applicant reduces the massing of the addition and recesses the addition behind the wall plane of the north elevation of the primary structure based on finding e.
- ii. That the applicant submits revised elevation drawings featuring a fenestration pattern with more traditional proportions based on finding j.
- iii. That the applicant installs a shingle roof on the addition to match the primary structure as noted in finding g.
- iv. That the applicant submits final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- v. That the applicant submits window specifications for fully wood or aluminum clad wood windows to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

PUBLIC COMMENTS: King Williams Association- Margaret Leeds- concurs with staff recommendations, but replacement for metal roof prior.

Motion: Commissioner Grube moved to approve with stipulations 2,4, 5, and standard metal roof. Commissioner Carpenter seconded the motion.

Vote: Ayes: Fish, Gibbs, Velasquez, Arreola, Carpenter, Carpenter, Bowman, Fetzer, and Laffoon.
Nay: None.
Absent: Fernandez, and Martinez-Flores.

Action: MOTION PASSED with 9 AYES, and 0 NAYS. 2 ABSENT

• **Item # 20. HDRC NO. 2020-247**
ADDRESS: 2015 BROADWAY
APPLICANT: Wesley Putman/Budget Signs

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install signage at 2015 Broadway. Within this request, the applicant has proposed the following:

- 1. Install one (1), building mounted blade sign to read “Emergency, 24/7” to feature an overall height of 7’ – 0” and an overall width of 30” for a total size of approximately thirty (30) square feet, counting both sides. This sign would feature an internally illuminated cabinet.

2. Install one (1) ground mounted monument sign to feature an overall height of 6' – 6" and an overall width of 2' – 0" for a total size of approximately twenty-four (24) square feet, counting both sides.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to install signage at 2015 Broadway, located within the River Improvement Overlay, District 2.
- b. EXISTING SIGNAGE – The structure currently features a four signs reading “Ambulance”, “Open 24 HRS”, “The Emergency Clinic by the Pearl” with a logo, and “Patient”.
- c. SIGNAGE AMOUNT & SIZE – The Unified Development Code, Section 35-678(e) notes that signage should be proportioned to the structure that it is to be located on, and that total signage for applications should not exceed fifty (50) square feet, unless additional signage and/or square footage is approved by the Commission, as it was previously.
- d. BLADE SIGN – The applicant has proposed to install one (1), building mounted blade sign to read “Emergency, 24/7” to feature an overall height of 7' – 0" and an overall width of 30" for a total size of approximately thirty (30) square feet, counting both sides. This sign would feature an internally illuminated cabinet. While this sign as a standalone element is generally consistent with the UDC, staff finds the overall amount of signage to be inconsistent with the UDC, as noted in finding c.
- e. MONUMENT SIGN – The applicant has proposed install one (1) ground mounted monument sign to feature an overall height of 6' – 6" and an overall width of 2' – 0" for a total size of approximately twenty-four (24) square feet, counting both sides. The UDC Section 35-678 notes that free standing signs should not exceed an overall height of more than six (6) feet. Staff finds the proposed sign to be inconsistent with the UDC. Additionally, staff find the overall amount of signage to be inconsistent with the UDC, as noted in finding c.

RECOMMENDATIONS:

Staff does not recommend approval based on findings b through e.

PUBLIC COMMENTS: None.

Motion: Commissioner Grube moved to approve Item 1 with stipulations- not above or below the work apparel and remove the 24 hr sign, and denial of item 2 .
Commissioner Fish seconded the motion.

Vote: Ayes: Fernandez, Fish, Gibbs, Velasquez, Arreola, Carpenter, Grube, Bowman, Fetzer, and Laffoon.
Nay: None.
Absent: Fernandez and Martinez-Flores.

Action: MOTION PASSED with 9 AYES, and 0 NAYS. 2 ABSENT

• **Item # 21. HDRC NO. 2020-172**
ADDRESS: 2115 W GRAMERCY PLACE
APPLICANT: Mark Reina/Alamo City Construction & Supply LLC.

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:
1. Install a new porch roof.

2. Wrap the existing metal porch supports with wood to create square columns.
3. Pour new cement topping on porch landing and steps.

FINDINGS:

- a. The primary structure located at 2115 W Gramercy was constructed circa 1950 and first appears on the Sanborn map in 1951. It is a 2-story, single-family residence that features a low-pitch composition shingle hip roof, a central chimney, brick cladding, aluminum and wood windows, and corner windows on the second floor. The property is contributing to the Monticello Park Historic District.
- b. DESIGN REVIEW COMMITTEE – The applicant attending a Design Review Committee meeting on May 28, 2020. The meeting focused on developing a solution for the proposed porch replacement. The Commissioners discussed whether the existing porch element represented an unusual transitional style that was contributing to the historic character of the house or if it was a later addition. Due to the transitional style of the house, it was determined that the style of the proposed porch is appropriate. The Commissioners suggested that the applicant propose a beam meeting the top of the columns in a post and lintel configuration, stating that a receiving beam would add substance to the roof structure and that the applicant reduce the column height. The applicant has submitted updated materials to reflect the Commissioners suggestions.
- c. PORCH ROOF REPLACEMENT – The applicant has proposed to replace the existing flat, semicircular porch roof with a front gable porch roof with composition shingles. Guideline 7.B.iv for Exterior Maintenance and Alterations stipulates that replacement elements should be designed 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. The proposed porch roof would give the structure the appearance of a Colonial Revival style. The corner windows, overhanging eaves, and fenestration pattern indicate that the structure was designed in a transitional style. Staff finds the proposal inappropriate given the transitional style of the house..
- d. COLUMN MODIFICIATIONS – The applicant has proposed to wrap the existing metal porch roof supports with wood to create square columns. Guideline 7.B.iii for Exterior Maintenance and Repair stipulates that porches should be replaced in kind when 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. The existing columns are deteriorated but the proposed columns do not constitute an in-kind replacement. Staff finds the proposal inconsistent with the Guidelines.
- e. PORCH LANDING & STEPS – The applicant has proposed to pour a new cement topping on the existing porch landing and steps. The rendering submitted by the applicant proposes a rectangular landing and rectangular steps in place of the existing semicircular landing and steps. Guideline 7.A.i for Exterior Maintenance and Alterations stipulates that porches, balconies, and porte-cocheres should be preserved. Do not add new porches, balconies, or porte-cocheres where not historically present. Guideline 7.A.iii for Exterior Maintenance and Alterations stipulates that applicants should preserve original wood or concrete porch floors. Additionally, Guideline 7.B.iii for Exterior Maintenance and Alterations states that porches and related elements such, such as ceilings, floors, and columns should be replaced in-kind 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. Staff finds the existing porch landing and steps to be character defining features of the primary structure that echo the shape of the existing porch roof. Staff finds the proposal to pour new cement topping to create a rectangular porch landing and steps to be inconsistent with the Guidelines.

RECOMMENDATIONS:

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

PUBLIC COMMENTS: None.

Motion: Commissioner Fish move to approve as submitted.
Commissioner Grube seconded the motion.

Vote: Ayes: Fish, Gibbs, Arreola, Grube, and Laffoon.
Nay: Velasquez, Carpenter, Bowman, and Fetzer.
Absent: Fernandez and Martinez-Flores.

Action: **MOTION PASSED with 5 AYES, and 4 NAYS. 2 ABSENT**

• **Item # 22. HDRC NO. 2020-220**

ADDRESS: 619 DAWSON ST

APPLICANT: Anahita Moshgbar Bakhshayeshi/Moshgbar Anahita

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1.5 story, single family residential structure on the vacant lot at 619 Dawson Street, located within the Dignowity Hill Historic District.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 1.5 story, single family residential structure on the vacant lot at 619 Dawson Street, located within the Dignowity Hill Historic District.
- b. **CONTEXT & DEVELOPMENT PATTERN** – The context and historic development pattern of this block of Dawson consists primarily of one-story residential structures; however, this block does feature a two-story historic structure. This block also features two-story infill construction.
- c. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed a setback that is less than those of the adjacent historic structures. Staff finds the proposed setback to be inconsistent with the Guidelines. Staff finds that a setback that is equal to or greater than those found historically on the block should be used.
- d. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed a primary entrance toward Dawson. Staff finds the proposed entrance orientation to be consistent with the Guidelines.
- e. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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. As noted in finding b, this block of Dawson primarily features one story structures. The applicant has proposed an overall height of approximately twenty-one (21) feet. Staff finds that the proposed new construction should feature a massing, scale and form that is appropriate for its proposed height, and the historic district. Architectural elements that relate to a height of one story should be incorporated into the design.

- f. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. Historic structures on this block of Dawson feature foundation height of between two (2) and three (3) feet. The applicant has proposed a foundation height that is not uniform throughout the proposed new construction due to the change in grade. The applicant has proposed a foundation height at the front of two (2) feet, than tapers down to grade toward the rear of the structure.
- g. ROOF FORM – The applicant has proposed for the structure to feature a gabled and hipped roofs. Staff finds that the applicant should incorporate roof massing and profiles that are found historically within the district.
- h. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant’s proposed lot coverage is consistent with the Guidelines.
- i. MATERIALS – The applicant has proposed materials that include composite siding, cedar siding, cedar porch decking, a standing seam metal roof, and aluminum windows. Staff finds that composite siding should feature an exposure of four inches, a smooth finish, a thickness of approximately $\frac{3}{4}$ ”, and mitered corners. If cedar siding is used, it should be installed in a lapped profile. Regarding the standing seam metal roof, staff finds that panels should feature 18 to 21 inches in width, seams should feature 1 to 2 inches in height, a standard galvalume finish should be used, and either a crimped ridge seam, or a low-profile ridge cap should be installed.
- j. WINDOW MATERIALS – As noted in finding i, the applicant has proposed aluminum windows with one over one profiles. Staff finds that the proposed windows are not consistent with staff’s standards for windows in new construction, which are listed in the applicable citations. Staff finds that windows that meet these standards are to be used. Additionally, the proposed one over one windows should feature sashes of equal size.
- k. FENESTRATION PROFILE – The applicant has proposed full height window openings that staff finds to be generally appropriate and consistent in size with those found historically within the district; however, staff finds that additional fenestration should be added to each side elevation, specifically toward the front of the structure.
- l. FENESTRATION PROPORTIONS – Staff noted in finding e that the proposed new construction features a massing, form and scale that do not correlate to its proposed height of twenty-eight (28) feet, but should rather correlate to a structure with the height of a traditional one story structure. Staff finds that the proposed mass and form produce fenestration proportions that appear lacking in size and quantity.
- m. ARCHITECTURAL DETAILS (Front porch massing) – The applicant has proposed a front porch that is maintained within the overall massing of the historic structure; however, the proposed porch lacks a sense of scale as found historically throughout the district. Historically, porches include porch columns and are not enclosed by louvers.
- n. ARCHITECTURAL DETAILS – As noted in the finding above, staff finds that the proposed proportions and massing of the new construction should be modified. Additionally, staff finds that fenestration patterns and porch massing and design should be modified to be consistent with those found historically in the district.
- o. DRIVEWAY – The lot currently features a retaining wall, curbcut and driveway. Per the submitted renderings, the applicant has eliminated the front yard driveway and parking location. Staff finds that no front yard parking should exist that results in parking in front of the structure.
- p. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment at this time. Staff finds that all mechanical equipment should be screened from view from the public right of way.
- q. LANDSCAPING – At this time the applicant has not provided information regarding landscaping. A detailed landscaping plan should be submitted to OHP staff for review and approval. Landscaping should be consistent with the Guidelines for Site Element.

RECOMMENDATIONS:

Staff does not recommend approval based on findings a through q. Staff recommends that the applicant address the following prior to receiving a recommendation for approval:

- i. That a setback that is equal to or greater than those found historically on the block should be used as noted in finding c.
- ii. That the applicant modify the proposed massing and form to be proportionally accurate, rather than reading as a one story structure with an overall height of approximately twenty-one (21) feet.
- iii. That the applicant incorporate a foundation height that is consistent with the Guidelines and those found historically on the block as noted in finding f.
- iv. That siding feature an exposure of four inches, a smooth finish, a thickness of approximately 3/4” and mitered corners. Additionally, the standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish, and either a crimped ridge seam or a low profile ridge cap.
- vi. That the applicant incorporate windows that meet staff’s standard specifications for windows in new construction as noted in finding j.
- vii. That the applicant incorporate appropriate porch massing as noted in finding m.
- viii. That the applicant modify the proposed lot arrangement as to not feature a front yard parking condition, as noted in finding o.
- ix. That the applicant submit a detailed landscaping plan that notes the locations and types of landscaping materials, and that notes the screening of mechanical equipment.

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.

PUBLIC COMMENTS: Conservation Society and Dignawity Hill Neighborhood Association support conceptual approval.

Motion: Commissioner Carpenter move to Design Review Committee-DRC.
Commissioner Velasquez seconded the motion.

Vote: Ayes: Fish, Gibbs, Velasquez, Arreola, Carpenter, Grube, Bowman, Fetzer, and Laffoon.
Nay: None.
Absent: Fernandez and Martinez-Flores.

Action: MOTION PASSED with 9 AYES, and 0 NAYS. 2 ABSENT

• **Item # 24. HDRC NO. 2020-236**

ADDRESS: 914 N PINE ST 918 N PINE ST
APPLICANT: PINE 14 LLC

REQUEST:

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

- 1. Amend the setback of previously approved new construction on the lot at 918 N Pine.
- 2. Amend the design, including materials, massing and roof form of the proposed rear accessory structure at 914 N Pine. The applicant has also proposed to reduce the footprint of this structure.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design for the construction of a primary residential structure at 918 N Pine and a rear accessory structure at 914 N Pine.
- b. PREVIOUS APPROVALS – The Historic and Design Review Commission approved the proposed new construction with stipulations on November 6, 2019. A subsequent revision was submitted to staff to reduce the overall scope of the proposed new construction which was determined to be eligible for administrative approval, and was approved by staff on February 6, 2020. A second revision was submitted to include the construction of a rear carport, an element of a previous iteration of the design, and was approved administratively on March 18, 2020.
- c. SETBACK (918 N PINE) – The applicant has proposed to amend the previously approved setback of the new construction at 918 N Pine to feature a setback that is less than that which was previously approved. According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has noted that the proposed new construction will feature a setback that is greater than those found at 914 and 922 N Pine, the adjacent historic structures. Staff finds the proposed amendment to be appropriate and consistent with the Guidelines.
- d. ACCESSORY STRUCTURE – As noted in the above findings, the applicant has proposed to amend the massing, roof form and materials of the previously approved rear accessory structure at 914 N Pine.
- e. MASSING – The Guidelines for New Construction 5.A.i. notes that new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing and form. The applicant has proposed an overall footprint and height that is consistent with the Guidelines.
- f. ROOF FORM – The applicant has proposed to amend the previously approved roof from a side facing gabled roof to a contemporary shed roof. The Guidelines for New Construction 5.A.iii. notes that new garages and outbuildings should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. Staff finds the proposed roof form to be inconsistent with the Guidelines as a shed roof of this profile is not found historically on the primary structure on the lot. Additionally, shed roof forms such as the one proposed are not found historically within the district.
- g. MATERIALS – The applicant has proposed to amend the previously approved materials, which included composite lap siding and a standing seam metal roof. At this time, the applicant has proposed to use concrete masonry units as the primary material. Staff finds the use of CMU's to be inappropriate for a historic district and inconsistent with the Guidelines.

RECOMMENDATIONS:

1. Staff recommends approval of item #1 the amendment to the previously approved setback as submitted, based on finding c.

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.

2. Staff does not recommend approval of item #2, the amendments to the proposed rear accessory structure based on findings d through g. While the proposed massing is appropriate, the proposed concrete masonry units and roof form are not consistent with the Guidelines.

6/17/20

PUBLIC COMMENTS: Dignawity Hill Neighbors-support OHP and suggests that the guide for ms and materials be the residential structures on the block rather than the commercial structure which is serving as the residential structure.

Motion: Commissioner Carpenter move to approve with amended setback with staff recommendation, and approve item 2 as submitted, and 3 approval of change of material as submitted to OHP. approve the changed material of front structure.
Commissioner Velasquez seconded the motion.

Vote: **Ayes:** Fish, Velasquez, Arreola, Carpenter, and Grube.
Nay: Gibbs and Fetzer.
Absent: Fernandez, Martinez-Flores, Bowman, and Laffoon.

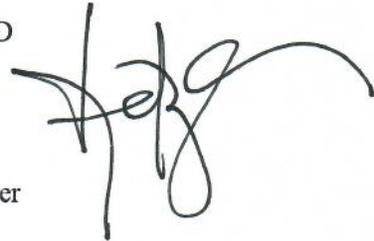
Action: **MOTION PASSED with 5 AYES, and 2 NAYS. 4 ABSENT**

ADJOURNMENT.

There being no further business, the meeting adjourned at 6:20 PM.

APPROVED

Jeffrey Fetzer
Chair

A handwritten signature in black ink, appearing to read 'Jeffrey Fetzer', written over the printed name and title.