

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
July 16, 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 Guarino, Vice-Chair, and the roll was called by the Secretary.

**PRESENT: Laffoon, Guarino, Zuniga, Valenzuela, Salas, Feldman, Rodriguez**

**ABSENT: Cone, Judson, Shafer, Connor**

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

The Commission then considered the Consent Agenda which consisted of:

- |                       |                                 |
|-----------------------|---------------------------------|
| 1. Case No. 2012-247  | 3700 N. St. Mary's              |
| 2. Case No. 2014-228  | Ewing Halsell Pedestrian Bridge |
| 3. Case No. 2014-229  | 102 Navarro                     |
| 4. Case No. 2014-230  | 130 Soledad                     |
| 5. Case No. 2014-231  | 202 Devine                      |
| 6. Case No. 2013-366  | 434 S. Alamo                    |
| 7. Case No. 2014-236  | 434 S. Alamo                    |
| 8. Case No. 2014-237  | 500-502 Madison                 |
| 9. Case No. 2014-238  | 516 E. Courtland Pl.            |
| 10. Case No. 2014-239 | 600 Hemisfair Plaza Way         |
| 11. Case No. 2014-240 | 630 Leigh                       |
| 12. Case No. 2014-210 | 656 S. Main St                  |
| 13. Case No. 2014-244 | 3100 Hiawatha                   |
| 14. Case No. 2014-245 | 7801 Somerset                   |
| 15. Case No. 2014-246 | 8002 Grissom Rd.                |

Items 1, 6, 12, 13, 14, and 15 were pulled from the Consent Agenda to be heard under Individual Consideration.

**COMMISSION ACTION:**

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

**AYES: Laffoon, Guarino, Zuniga, Valenzuela, Salas, Feldman, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**1. HDRC NO. 2012-247**

Applicant: John Mize

Address: 3700 N. St. Mary's

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

Construct Phase II trail and signage improvements in Brackenridge Park. Due to budget limitations, the applicant is seeking approval of Trails 17 and 23 as well as nine alternates:

- Trail 18b New Pedestrian Bridge (as designed)
- Trail 18b New Pedestrian Bridge (pre-fabricated modular bridge)
- Trail 10 (Avenue A)
- Trail 20 (Upper Labor)
- Upper Acequia Channel Walls Repair
- Tunnel Inlet Stair at Josephine
- Landscape & Irrigation – Trail 23
- Landscape & Irrigation – Trail 17

**FINDINGS:**

- a. This request received conceptual approval from the HDRC on September 5, 2012. The current request for a Certificate of Appropriateness is consistent with that approval.
- b. The proposed construction will not have a negative impact to known archaeological resources consistent with the Secretary of the Interior’s Standards for Rehabilitation number 8.
- c. The proposed construction is minimal and respects existing historic features consistent with the Secretary of the Interior’s Standards for Rehabilitation numbers 9 and 10.

Staff recommends approval of all items and alternates as submitted based on findings a through c.

**COMMISSION ACTION:**

The motion was made by Commissioner Valenzuela and seconded by Commissioner Feldman to approve as submitted based on findings a through c.

**AYES: Laffoon, Zuniga, Valenzuela, Salas, Shafer, Feldman, Connor, Rodriguez**

**NAYS: None**

**RECUSED: Guarino**

**THE MOTION CARRIED.**

**6. HDRC NO. 2013-366**

Applicant: Gary Boyd

Address: 434 S. Alamo

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

1. Develop approximately four acres at the southwest corner of HemisFair Park into a park/playground space which will be called Yanaguana Garden. The proposal includes construction of walkways, plazas, water and sand features, landscaping, play equipment, lighting and a restroom building. This project is part of the larger redevelopment of HemisFair Park which is ongoing.
2. The applicant is also requesting conceptual approval for a tubular steel trellis structure to be located within Yanaguana Garden. Although final construction drawings for the trellis have not been completed, it is shown in the conceptual rendering submitted for Yanaguana Garden.

**FINDINGS:**

- a. Request item 1 received conceptual approval from the HDRC on November 20, 2013, with the following stipulations:
  1. Upon returning for final approval, the applicant provide more detailed information about their plans to rehabilitate or otherwise modify any of the existing historic structures on this site based on finding g; a separate package for the stabilization and rehabilitation of historic building in HemisFair Park has been submitted for HDRC review. The current proposal also specifies the future use of the historic Eager House dependency which currently serves as restrooms.

2. More information be provided about the final hardscape materials selected throughout the site based on finding f; the current plans provide sufficient detail regarding final material.

3. Additional information regarding lighting on the site be provided for final approval; the current plans provide sufficient detail regarding site lighting which will be minimal in order to prevent excess light pollution.

4. Any proposed signage identifying this area or within the play space be presented for final approval; signage will be submitted in a future package and will be designed to conform with the Historic Design Guidelines.

b. This request was presented to the Design Review Committee on July 8, 2014. At that meeting, the applicant indicated that the historic Eager House dependency, which currently serves as restroom facilities would be retained for a new use. A new bathroom facility will be constructed to replace the existing facilities. Conceptual plans for a pergola structure were also presented. The structure will cover a pedestrian walkway which intersects the park and will be covered with flowering vines.

c. Generally, the proposed improvements encourage activity within the park and have been developed at an appropriate scale. The improvements will not damage or remove and historic materials or resources consistent with the Secretary of the Interior's Standards for Rehabilitation numbers 5 and 10.

d. A water feature that references the historic acequia is appropriate and shall be done respectfully to demonstrate the historic significance of this feature, consistent with the UDC Section 35-673.c.4.

e. The conceptual pergola is a simple structure that is more transparent than previous versions of the design. This will preserve views within the park and not distract from the nearby historic buildings.

f. The site of the proposed redevelopment is within the area of HemisFair Park that has been determined by the Texas Historical Commission to be eligible for listing as a historic district in the National Register of Historic Places at the local, state, and national levels of significance in the areas of Entertainment/Recreation and Community Planning and Development as the site of an important world's fair and as an early example of a major urban renewal project that incorporated historic preservation with large-scale development. The district is also eligible in the area of Architecture for its outstanding collection of midcentury modern architecture.

g. The historic structures within this area of HemisFair Park are designated State Antiquities Landmarks (SALs), and, as stated above, the site of the proposed redevelopment is within the area of HemisFair Park that has been determined eligible for listing as a historic district in the National Register of Historic Places by the Texas Historical Commission (THC). As such, review and approval by the THC of the proposed undertakings will be required to address requirements of the Texas Antiquities Code and the National Historic Preservation Act.

1&2. Staff recommends approval as submitted based on findings a through g.

**COMMISSION ACTION:**

The motion was made by Commissioner Feldman and seconded by Commissioner Valenzuela to approved item 1 as submitted. Item 2 – Conceptual approval as submitted.

**AYES: Laffoon, Guarino, Zuniga, Valenzuela, Salas, Feldman, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**12. HDRC NO. 2014-210**

Applicant: Dale Carse

Address: 656 S. Main St

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

Develop to guarded entries to the HEB Arsenal campus at Whitley Blvd and Dwyer Ave. Each entry will feature a new guardhouse sheltered by an overhead trellis structure. Other site improvements at these locations include landscaping and a low wall to screen parking areas, new pedestrian lighting, bollards and gates to match the existing fencing.

**FINDINGS:**

- a. The curb cuts and driveways associated with these two entries were previously given conceptual approval by the HDRC on May 7, 2014. The current proposal is consistent with that approval, although the number of structural supports for the trellis structures has been reduced in favor of a more slender profile.
- b. The proposed improvements are located within existing parking areas. The requested entries and new construction to not remove green space within the Arsenal campus nor alter any historic spatial relationships between historic resources at the site. The improvements are designed in a manner that is distinguishable as new construction and could be removed in the future without impact the nearby historic resources. This is consistent with the Secretary of the Interior's Standards for Rehabilitation 9 and 10.
- c. The proposed new structures are scaled appropriately within the overall site and to not exceed the height or scale of any adjacent historic buildings consistent with the Guidelines for New Construction 2.A.i.
- d. The proposed pedestrian lighting and bollards are generally consistent with the Guidelines for site elements 6.D. The applicant will preserve and reuse historic lighting fixtures on the property and introduce new pedestrian lights and poles that are compatible with historic precedent.
- e. The introduction of landscape buffers and screening for parking areas adjacent to the entries is generally consistent with the Guidelines for Site Elements 7.A.
- f. The proposed improvements will create entry points to the campus that are generally consistent with the provisions of UDC Section 35-5-672 in terms of automobile access.

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

**COMMISSION ACTION:**

The motion was made by Commissioner Zuniga and seconded by Commissioner Valenzuela to approve as submitted based on findings a through f.

**AYES: Laffoon, Zuniga, Valenzuela, Salas, Shafer, Feldman, Connor, Rodriguez**

**NAYS: None**

**RECUSED: Guarino**

**THE MOTION CARRIED.**

**13. HDRC NO. 2014-244**

Applicant: Joe Cannata

Address: 3100 Hiawatha

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

Construct park improvements including an open-air pavilion, 8-foot wide trail, parking lot and other site furnishings.

**FINDINGS:**

- a. The proposed improvements are appropriate to help make the park more accessible and inviting to users. The improvements are generally consistent with the UDC Section 35-642.b.1 in terms of maintaining high design quality standards for public facilities.
- b. The proposed new sidewalk is appropriate for its location and will improve accessibility to the park, consistent with the UDC Section 35-642.a.3.
- c. The proposed new parking area is consistent with the UDC Section 35-642.a.3.

July 16, 2014

5

d. The proposed pavilion and other amenities are simple in design and appropriate for its location within a public park. The materials and colors are appropriate and consistent with UDC Section 35-642.b.

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

**COMMISSION ACTION:**

The motion was made by Commissioner Valenzuela and seconded by Commissioner Feldman to approve as submitted based on findings a through d.

**AYES: Laffoon, Guarino, Valenzuela, Salas, Shafer, Feldman, Connor, Rodriguez**

**NAYS: None**

**RECUSED: Zuniga**

**THE MOTION CARRIED.**

**14. HDRC NO. 2014-245**

Applicant: Joe Cannata

Address: 7801 Somerset

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

Construct park improvements including an open-air pavilion, picnic tables and restroom

**FINDINGS:**

a. The proposed improvements are appropriate to help make the park more accessible and inviting to users. The improvements are generally consistent with the UDC Section 35-642.b.1 in terms of maintaining high design quality standards for public facilities.

b. The proposed pavilion and other amenities are simple in design and appropriate for its location within a public park. The materials and colors are appropriate and consistent with UDC Section 35-642.b.

Staff recommends approval as submitted based on findings a and b.

**COMMISSION ACTION:**

The motion was made by Commissioner Valenzuela and seconded by Commissioner Feldman to approve as submitted based on findings a and b.

**AYES: Laffoon, Guarino, Valenzuela, Salas, Shafer, Feldman, Connor, Rodriguez**

**NAYS: None**

**RECUSED: Zuniga**

**THE MOTION CARRIED.**

**15. HDRC NO. 2014-246**

Applicant: Joe Cannata

Address: 8002 Grissom

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

Construct park improvements including an open-air pavilion, flagstone paving, playground with rubber surface and other site furnishings.

**FINDINGS:**

- a. The proposed improvements are appropriate to help make the park more accessible and inviting to users. The improvements are generally consistent with the UDC Section 35-642.b.1 in terms of maintaining high design quality standards for public facilities.
- b. The proposed new walkways are appropriate for this location and will improve accessibility to the park, consistent with the UDC Section 35-642.a.3.
- c. The proposed pavilion and other amenities are simple in design and appropriate for its location within a public park. The materials and colors are appropriate and consistent with UDC Section 35-642.b.

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

**COMMISSION ACTION:**

The motion was made by Commissioner Valenzuela and seconded by Commissioner Feldman to approve as submitted based on findings a through c.

**AYES: Laffoon, Guarino, Valenzuela, Salas, Shafer, Feldman, Connor, Rodriguez**

**NAYS: None**

**RECUSED: Zuniga**

**THE MOTION CARRIED.**

**16. HDRC NO. 2014-086**

Applicant: Wes Putman

Address: 319 E. Mulberry

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

Construct a monument sign and brick planter bed in the front lawn at Trinity Baptist Church. The sign will be externally-illuminated and feature a changeable message panel. Proposed dimensions for the planter are 13' by 22'-6". The sign itself measures 7'-8" tall by 12' wide. The changeable marquee panel measures 4' tall by 7' wide.

**FINDINGS:**

- a. This request was reviewed by the HDRC on July 2, 2014. At the public hearing, the commissioners expressed concern for the size and design of the proposed sign. It was noted that the style of the sign should be consistent with the precedent established by the historic structures on site. The case was referred to a site visit by the Design Review Committee.
- b. The Design Review Committee conducted a site visit to the property on July 8, 2014. At that meeting, the applicant was encouraged to explore using smaller marquee letters which would require a smaller message panel. There was still concern with the overall scale, and the applicant was also encouraged to reduce the footprint of the brick planter.
- c. The overall scale of the proposed sign is appropriate in proportion to the adjacent sanctuary building. This is consistent with the Guidelines for Signage 1.A.iii.
- d. The proposed exterior lighting of the sign is consistent with the Guidelines for Signage 1.E.i.
- e. The proposed sign is well-sited in the open lawn area. It is legible to both pedestrians and motorists on Mulberry. It has an ample setback from the street as to not impede or obstruct traffic consistent with the Guidelines for Signage 4.A.ii.

f. While other wayfinding signs are currently on the property, the proposed sign would be the only freestanding sign on the property with this type of display. Staff finds this to be consistent with the Guidelines for Signage 4.A.iii.

g. The Guidelines for Signage 4.A.iv. generally discourages the use of suburban-style monument signs in historic districts. However, staff finds that the sign has been designed in response to the site and that this type of sign may be appropriate at this location.

h. According to the Guidelines for Signage 4.B.i., the height of freestanding signs should be limited to no more than 6 feet. With the sign positioned in a brick planter, the sign will likely be even taller when measured from the ground up. Staff finds that the overall height of the sign could be reduced to conform with the Guidelines. Scaling down the sign to meet the height requirements would also reduce the overall square footage of the sign.

i. As submitted, the overall requested signage encompasses an area of approximately 180 square feet (both sides of the entire structure counted). The actual changeable marquee panel encompasses an area of 56sf. This is much larger than what is normally recommended within the Guidelines for Signage 4.A.iv. While the overall height and scale should be reduced to conform with the Guidelines, staff finds that the location and scale of the adjacent buildings may warrant an exception to the typical 50 square feet.

Staff recommends approval with the stipulation that the sign be reduced to 6 feet in height when measured from the ground to the top of the sign.

**COMMISSION ACTION:**

The motion was made by Commissioner Feldman and seconded by Commissioner Salas to approve the design presented on July 16, 2014, with the stipulation that the applicant return to HDRC with sign location plan.

**AYES: Laffoon, Guarino, Valenzuela, Salas, Feldman, Rodriguez**

**NAYS: None**

**RECUSED: Zuniga**

**THE MOTION CARRIED.**

**17. HDRC NO. 2014-232**

Applicant: Steven Karr

Address: 210 W. Market

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

1. Install a wall-mounted sign on the south façade of the building at 210 W Market. The sign will consist of pin-mounted letters measuring approximately 19 inches tall by 96 inches long for a total area of 12.5 sf; and

2. Install a wall-mounted sign on the non-historic stone wall at the river level entrance to the property. The sign will consist of pin-mounted letters measuring approximately 9 inches tall by 48 inches long for a total area of 3 sf.

**FINDINGS:**

A. A master signage package for this property was approved by the HDRC on June 19, 2013. That approval included 15 signs including both identification and wayfinding signs. The currently-requested signs are in addition to the existing signs, but would be the only ones that are easily viewed from the River Walk.

B. Both of the currently-requested signs are generally consistent with UDC Section 35-681 in terms of materials and illumination.

C. According to UDC Section 35-681©(2), new signs for properties abutting the river must be no larger than 8 square feet. As submitted, only the river level sign described in item two meets this requirement.

D. According to UDC Section 35-681©(3), only one sign visible from the River Walk shall be allowed for businesses abutting the River. Any variation from the allowable number of signs shall require a finding of hardship due to sight distances, existing vegetation, location of buildings on adjacent lots, and/or the topography of the parcel. Staff does not find that the conditions of this site warrant a hardship as defined in UDC Section 35-681(3) which would allow for two signs.

E. According to the Guidelines for Signage 1.C.iii., new wall-mounted signs should be anchored through the mortar rather than the historic masonry in order to prevent irreversible damage to the building. Details for how the sign described in item 1 would be mounted to the historic building have not been provided.

F. The Downtown Operations division has reviewed this request and recommends that private improvements, such a signage, are not installed onto publicly-owned portions of the River Walk. Given that a suitable location on the building has been selected for identification signage, staff finds that this location should be eliminated per the requirements of UDC Section 35-681.

1. Staff recommends approval of the building-mounted sign with the stipulations that the sign area be reduced to 8 square feet and installed in a manner that does not damage the historic masonry based on findings c, d and e.

2. Staff does not recommend approval of the river level sign based on finding f.

**COMMISSION ACTION:**

The motion was made by Commissioner Feldman and seconded by Commissioner Valenzuela to reset to August 6, 2014 so that the applicant may be present.

**AYES: Laffoon, Guarino, Zuniga, Valenzuela, Salas, Feldman, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**18. HDRC NO. 2014-233**

Applicant: Brady Haynes

Address: 244 W. Mariposa

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

1. Replace asbestos tile siding with 8" HardiePlank siding;
2. Replace 19 aluminum windows with new, one-over-one, Pella Thermaster vinyl windows of matching sizes.

**FINDINGS:**

- a. The house at 244 W Mariposa was constructed circa 1941 in the Minimal Traditional style. The existing asbestos tile siding is believed to be original as it is installed directly over wood shiplap. It features an irregular edge and vertical faux wood grain texture to mimic the appearance of a shingle exterior.
- b. The existing asbestos tiles have been removed without approval and replacement in-kind is not an option. Staff finds that a compatible fiber-cement board product is appropriate provided that it feature the same dimension and pattern as the original siding.
- c. Generally, vinyl windows are not an appropriate material type for historic buildings. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii., non-historic windows should be replaced with those that are typical of the architectural style of the building. One-over-one wood windows would be more appropriate. However, given the circumstances in which the original windows have been previously replaced with aluminum windows, vinyl replacements may be appropriate provided that they match the dimension and appearance of wood windows. The selected vinyl windows feature a one-over-one configuration which is appropriate. The applicant has also indicated that the windows will be framed-in with trim, leaving the windows slightly recessed. However, the meeting rail appears to be much wider than what is normally found in a wood window.

1. Staff does not recommend approval of replacement siding based on finding b. Staff recommends that the applicant explore other fiber cement products that can be customized and installed to match the original asbestos tile in appearance.
2. Staff recommends approval of replacement windows with the stipulation that a product featuring components of traditional widths be used instead.

**COMMISSION ACTION:**

The motion was made by Commissioner Feldman and seconded by Commissioner Laffoon to approve item 2. Item 1 – Applicant must return to HDRC with a new concept of the tile siding

**AYES: Laffoon, Guarino, Zuniga, Valenzuela, Salas, Feldman, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**19. HDRC NO. 2014-234**

Applicant: Alonzo Alston

Address: 320 W. Rosewood

The applicant is requesting a Certificate of Appropriateness for approval to reconstruct an existing rooftop addition to include the following alterations;

1. Replace the existing wood siding with a cement plaster finish;
2. Replace non-original windows with new, divided-light wood casement windows;
3. Reconfigure the roofline to include a parapet wall similar to other portions of the house; and
4. Construct a new, clay barrel tile awning across the front façade.

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

5. Fill in a non-original doorway near the front entrance, remove non-original concrete stairs and install a stone planter bed on the north façade;
6. Replace the existing concrete driveway with new, scored concrete; and
7. Install a 3-foot stone retaining wall.

**FINDINGS:**

- a. Information from Sanborn maps and newspaper articles indicate that the front portion of the house was originally a single story with a flat roof garden. It is unknown when the existing rooftop addition was constructed.
- b. Generally, a rooftop addition at this location is not consistent with the Guidelines for Additions. There is concern that introducing new elements on the front façade will obscure or destroy original character-defining features of the property. However, staff finds that this proposal replaces an existing, non-historic condition with the same height and footprint, and will not have further negative impacts on the integrity of this building. Any changes should continue to be done in accordance with the Historic Design Guidelines for Additions in terms of materials and architectural details.
- c. The proposed use of cement plaster for the addition is consistent with the Guidelines for Additions 3.A.i. as a complimentary new material.
- d. The proposed wood casement windows are also a compatible material that is consistent with the Guidelines for Additions 3.A.i.
- e. The proposed roofline references the original detailing of the house while being easily differentiable as new. This is consistent with the Guidelines for Additions 4.A.ii.

f. The original parapet wall of the front façade appears to have been previously altered for the addition. It is unknown whether the front entry originally had an awning or other protection. While the addition of a clay barrel tile awning across front facade is consistent with the style of home, there is concern that such a large, new awning introduces a non-original element to an intact portion of the front façade which would result in a false historic appearance. This is not consistent with the Guidelines for Exterior Maintenance and Alterations 7.B.iv.

g. The doorway and concrete stair near the front entrance do not appear to be original. Their removal would not constitute a negative impact to the integrity of the building. The stone planter that is proposed in place of the stair is minimal and does not obscure any significant architectural features.

h. The driveway at this property has been previously-widened. The original concrete apron and driveway are still intact. The Guidelines for Site Elements 5.B.i. recommend preserving original driveway configurations. While it is appropriate to replace or repair damaged portions of non-original concrete, staff finds that the original apron and driveway are in good conditions and should be retained. Staff further encourages the replacement of non-original portions of the driveway with pavers or another material to further differentiate the old from the new.

i. Staff conducted a site visit to the property on July 1, 2014. During the visit, staff observed that there was a significant change in grade (approximately four feet) between the front lawn and sidewalk. Properties along the southern face of this block of W Rosewood feature similar topography with the vast majority of the properties featuring sloping berms adjacent to the sidewalk. Two properties, including the property immediately to the east of 320 W Rosewood, feature stone retaining walls, although staff could find no records of these approvals.

j. Sloping front lawns with berms are common within the Monte Vista Historic District and are a character-defining feature found on this block of W Rosewood. Historic topographical elements should be maintained over time consistent with the Guidelines for Site Elements 1.A.i. The introduction of retaining walls where they did not historically exist disrupts the continuity of the block and removes the character-defining topography. Retaining walls should only be introduced after other attempts to maintain the topography have been made. The applicant should explore the use of low-growing plantings that will prevent further erosion.

1-3. Staff recommends approval as submitted based on findings b through e.

4. Staff does not recommend of the new awning approval based on finding f. If the applicant wishes to shelter the front entry, a smaller awning at that location should be explored.

5. Staff recommends approval as submitted based on finding g.

6. Staff recommends approval with the stipulation that the original driveway and apron are preserved based on finding h.

7. Staff does not recommend approval of the retaining wall based on findings i and j.

**COMMISSION ACTION:**

The motion was made by Commissioner Valenzuela and seconded by Commissioner Laffoon to approve of renderings submitted July 17, 2014 with staff recommendations and with the additional stipulation that the applicant return with a revised drawing of the awning above the door.

**AYES: Laffoon, Guarino, Zuniga, Valenzuela, Salas, Feldman, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**20. HDRC NO. 2014-235**

Applicant: Daniel and Mark Hansen

Address: 322 E. Park

Postponed per the applicant's request.

**21. HDRC NO. 2014-242**

Applicant: Aurora B. Morales

Address: 1203 E. Crockett

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

Construct a concrete driveway with steel carport at the rear of the house at 1203 E Crockett. The proposed driveway will be accessed from an adjacent alley. The carport will be approximately 12 feet tall and cover an area of approximately 29' x 29'. The carport will extend over an existing porch but will not be attached to the house.

**FINDINGS:**

- a. The proposed driveway and carport will be located at the rear of this property and will be accessed by Wheeler Alley which runs along the eastern edge of the property.
- b. The historic house at this location has a footprint of approximately 1,100. As submitted, the proposed carport covers an area of approximately 840 square feet. This is approximately 76% of the principal historic structure footprint which is not consistent with the Guidelines for New Construction 5.A.ii.
- c. According to the Guidelines for New Construction 5.A.i., new outbuildings should be visually subordinate to the principal historic structure. While the carport is lower in height than the house, the overall size of the carport and its proximity to the house presents a conflict with this guideline.
- d. According to the Guidelines for New Construction 5.A.iii., new outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials. The proposed steel construction is not a compatible material and is not consistent with this guideline. Wood construction would be more appropriate.
- e. According to drawings submitted by the applicant, the proposed carport will not be attached to the historic house. The carport could be removed in the future without damage to the house.
- f. Typically, for an application for a Certificate of Appropriateness, 80% working drawings are required for review by the HDRC. While the applicant has worked with staff to provide line drawings, staff finds that the submitted drawings lack sufficient detail that is necessary to review this type of request.
- g. The front façade of this home has been modified to eliminate the front stoop and door. A window has been converted to a door which does not access any porch. Staff does not have records of this approval. The applicant has indicated that the property was purchased in its current state. Deed records indicate that the property was purchased by the applicant in May 2011.

Staff does not recommend approval based on finding b, c and d. Staff recommends a smaller, freestanding carport constructed of wood.

**COMMISSION ACTION:**

The motion was made by Commissioner Feldman and seconded by Commissioner Valenzuela to refer to the Design Review Committee

**AYES: Laffoon, Guarino, Zuniga, Valenzuela, Salas, Feldman, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

July 16, 2014

12

- 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 5:00 P.M.

APPROVED



Michael Guarino  
Vice-Chair