

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
AUGUST 6, 2014**

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

PRESENT: Cone, Judson, Laffoon, Guarino, Valenzuela, Salas

ABSENT: Zuniga, Shafer, Feldman, Connor, Rodriguez

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

The Commission then considered the Consent Agenda which consisted of:

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| 1. Case No. 2014-247 | 104 Muncey |
| 2. Case No. 2014-249 | 121 Buford Alley |
| 3. Case No. 2014-250 | 121 Soledad |
| 4. Case No. 2014-251 | 126 Main Plaza |
| 5. Case No. 2014-252 | 139 Cedar, 233 Cedar, 311 Pereida, 114 Cedar |
| 6. Case No. 2014-253 | 229 Barrera & 801 Indianola |
| 7. Case No. 2014-234 | 320 W. Rosewood |
| 8. Case No. 2014-191 | 400 N. Monumental |
| 9. Case No. 2014-254 | 402 Mission St. |
| 10. Case No. 2014-149 | 421 Paschal |
| 11. Case No. 2014-255 | 524 Leigh St. |
| 12. Case No. 2014-257 | 622 S. Main |
| 13. Case No. 2014-258 | 626 Nolan |
| 14. Case No. 2014-219 | 656 S. Main |
| 15. Case No. 2014-259 | 801 E. Houston |
| 16. Case No. 2014-260 | 853 E. Magnolia Ave. |
| 17. Case No. 2014-262 | 928 W. Commerce |
| 18. Case No. 2014-133 | 1330 E. Pyron |
| 19. Case No. 2014-264 | 3510 N. Main |
| 20. Case No. 2014-265 | 7625 Mystic Park |
| 21. Case No. 2014-266 | 7700 Mainland |
| 22. Case No. 2014-267 | 12600 Scarsdale |

Items 5, 9, 10, 12, 14, and 17 were pulled from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

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

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Salas

NAYS: None

THE MOTION CARRIED.

5. HDRC NO. 2014-252

Applicant: Jim Bailey

Address: 139 Cedar, 233 Cedar, 311 Pereida & 114 Cedar

The applicant is requesting conceptual approval of a site plan and general massing for proposed townhomes located at 139 Cedar, 233 Cedar, and 311 Pereida. The proposal constitutes the demolition of the Children's Shelter of San Antonio building at 139 Cedar. Schematic designs for the townhomes have not been submitted for review at this time.

The applicant has provided two options:

1. Construct 17 townhome units with two garden homes being located on the lot at 311 Pereida; or
2. Construct 17 townhome units while relocating the Solon Stewart house from 114 Cedar to 311

FINDINGS:

- a. This proposal was reviewed by the Design Review Committee on July 22, 2014. At that meeting, the committee member present expressed favor for the relocation of the Solon Stewart house. It was noted that the scale of the proposed new construction related well with neighboring properties. Overall, the proposal was viewed as an improvement to existing conditions on the site.
- b. The Children's Shelter building was constructed circa 1970 and is eligible for demolition as a non-contributing building.
- c. While schematic designs for the proposed townhomes have not been submitted for review, the applicant has submitted a site plan and narrative stating that the units will range between 2 ½ and 3 stories.
- d. The proposed setbacks of the new construction are consistent with the Guidelines for New Construction 1.A.i., and maintain a consistent setback along the block face.
- e. According to the Guidelines for New Construction 1.A.ii., the front façade of new buildings should be consistent with the predominant orientation of historic buildings along the street. The applicant has indicated that units with street frontage will have street-facing entries consistent with this guideline.
- f. According to the Guidelines for New Construction 2.A.i., the height and overall scale of new construction should be consistent with nearby historic buildings. Historic homes on this block of Cedar vary between one and two stories tall. While the applicant has indicated the possibility of units ranging between 2 ½ and 3 stories, the buildings may be scaled so as to not exceed the overall ridge height of the nearby, two-story homes.
- g. The house at 114 Cedar was constructed in 1892 for Solon and Georgia Grimshaw Stewart and Pereida for future rehabilitation as a single-story residence designed by noted San Antonio architect Alfred Giles. It has been substantially modified over time, including a conversion to a multi-family residence. The house is currently located on the Bonham Academy campus. The school has not programmed a use for the building and does not have plans for its rehabilitation.
- h. The HDRC previously reviewed a request for the relocation of the Solon Stewart house to an undetermined location on June 20, 2012. Although relocation was not approved at that time, a preference for the building to remain within the King William Historic District was expressed.
- i. The Solon Stewart house is in need of repairs and has great potential to contribute to the district following a restoration. Staff finds that relocation may be appropriate if it results in the restoration of the house. In accordance with UDC Section 35-613, the HDRC shall be guided by the following considerations:
 - (1) The historic character and aesthetic interest the building, structure or object contributes to its present setting; the Solon Stewart house has been substantially modified. In past surveys, the house was overlooked as a contributing resource to the King William Historic District.
 - (2) Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be; SAISD has indicated interest in developing the vacated site as a playground area for Bonham Academy students.
 - (3) Whether the building, structure, or object can be moved without significant damage to its physical integrity; feasibility studies have not yet been provided by the applicant.
 - (4) Whether the proposed relocation area is compatible with the historical and architectural character of the building, object, or structure. The proposed relocation site is on a nearby vacant lot within the King William Historic District.
 - (5) Balancing the contribution of the property to the character of the historic district with the special merit of the application. Relocation of the Solon Stewart house may yield a positive contribution to the King William Historic District by allowing an opportunity through which it may be restored.

1&2. Staff recommends conceptual approval of both options as submitted based on findings a through i.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Valenzuela to grant conceptual approve based on findings a through i.

AYES: Cone, Laffoon, Guarino, Valenzuela, Salas

NAYS: Judson

THE MOTION CARRIED.

9. HDRC NO. 2014-254

Applicant: Hugh M. Daschbach

Address: 402 Mission St.

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

1. Removed a deteriorated deck and stair and replace with a new deck that will be accessed from an existing metal stair. A wood privacy fence will be installed below the deck to screen a storage area; and

2. Replace the an asphalt shingle roof with standing seam metal on an accessory dwelling unit at

FINDINGS:

a. The proposed deck replacement is located at an accessory dwelling unit / garage apartment. No adverse impact to the historic property or primary structure is expected from this improvement. The proposed privacy fence is set back within the property and will act as screening for a storage area and is consistent with the Guidelines for Site Elements 2.B.vi.

b. The accessory dwelling unit / garage apartment at this property is a later addition to the site. It has no discernible architectural style. Staff finds that a metal roof is appropriate for this building and is consistent with the Guidelines for Exterior Maintenance and Alterations 3.B.vi.. Typically, new metal roofs in historic districts should avoid the use of ridge cap vents. While the requested roof incorporates such a vent, staff finds that the building is set back within the property and that the ridge vent is not highly visible from the street. The simple, side-gable roof on this building also helps to further reduce the visibility of the ridge vent.

COMMISSION ACTION:

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

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Salas

NAYS: None

THE MOTION CARRIED.

10. HDRC NO. 2014-149

Applicant: Charles Turner

Address: 421 Paschal

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

Construct four new detached single family homes on the vacant lot at 421 Paschal in the Tobin Hill Historic District. The homes will face Paschal and each will have an attached rear garage loaded from the rear of the site off of Locust Street. The homes will front-facing entrances and porches. They will be sided in horizontal HardiBoard with composition shingle roofs and standing seam metal porches. Fencing and landscaping will be submitted at a later date and is not being requested at this time.

FINDINGS:

- a. Homes on this area of Tobin Hill feature front-facing entrances and porches. The proposed new construction is consistent with the Guidelines for New Construction 1.B.i. by maintaining this building orientation. The proposed setback is also consistent with historic properties on the block. This is in keeping with the Guidelines for New Construction 1.A.i.
- b. Homes in this area of Tobin Hill are predominately two stories tall. The height of the proposed new construction is therefore consistent with the Guidelines for New Construction 2.A.i.
- c. Homes in the Tobin Hill Historic District feature both hipped and gable roof forms. The proposed new construction features a combination of these forms consistent with the Guidelines for New Construction 2.B.i.
- d. The proposed new construction features windows and doors of traditional sized and configurations, consistent with the Guidelines for New Construction 2.C.i.
- e. The proposed materials are generally consistent with the Guidelines for New Construction 3.A. The selected HardieBoard product has been specified to mimic the appearance of traditional wood siding. The selected vinyl windows have been specified to match the dimension and configuration of traditional wood windows and will be framed with trim. This is consistent with the Guidelines for New Construction 3.A.v.
- f. The proposed attached garages are sited at the rear of the property and are accessed by a common drive that will function as an alley. This is consistent with the Guidelines for New Construction 5.B.

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

COMMISSION ACTION:

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

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Salas

NAYS: None

THE MOTION CARRIED.

12. HDRC NO. 2014-257

Applicant: Mark Johnson

Address: 622 S. Main

No quorum available.

14. HDRC NO. 2014-219

Applicant: Dale Carse

Address: 656 S. Main

No quorum available.

17. HDRC NO. 2014-262

Applicant: Gabriel Martinez

Address: 928 W. Commerce

No quorum available.

23. HDRC NO. 2014-232

Applicant: Steven Karr

Address: 210 W. Market

The applicant is requesting a Certificate of Appropriateness for approval to install a wall-mounted sign on the south façade of the building at 210 W Market. The sign will consist of pin-mounted letters. The applicant has provided three options for HDRC consideration:

- Option A – 19” x 96” for a total of approximately 12 sf;
- Option B – 15” x 76” for a total of approximately 8 sf; or
- Option C – 13” x 66” for a total of approximately 6 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 sign is in addition to the existing signs, but would be the only one that are easily viewed from the River Walk.
- b. All three options are generally consistent with UDC Section 35-681 in terms of materials and illumination.
- c. According to UDC Section 35-681(c)(2), new signs for properties abutting the river must be no larger than 8 square feet. As submitted, only Option B and Option C meet this requirement. An 8 square foot sign at this location is appropriate.
- d. 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.

Staff recommends approval of Option B (8 sf) the stipulation that the sign be installed in a manner that does not damage the historic masonry based on finding d.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Valenzuela to approve Option B with the stipulation that the sign be installed in a manner that does not damage the historic masonry based on finding d.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Salas

NAYS: None

THE MOTION CARRIED.

24. HDRC NO. 2014-142

Applicant: Lewis Fisher

Address: 231 Washington

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

1. Restore and screen-in the rear porch and balcony based on photographic evidence;
2. Construct a small rear addition with wood lap siding and sash windows;
3. Construct a two-story carriage house on the rear property line. The building will have a footprint of 1,350 sf. and feature a flat roof with pool deck, board and batten siding, metal lattice, glass guardrails, steel-framed glass doors and large picture windows. The carriage house will build upon an existing concrete slab but will require new footings. A stone wall with punched window openings will compose the eastern wall of the carriage house along the property line; and
4. Implement a landscape and hardscape scheme which includes the addition of a second, 13-foot curb cut on Washington Street, a circular gravel driveway, a wood front yard fence, and a stone demolition as a non-contributing building.

FINDINGS:

- a. This request was reviewed by the Historic and Design Review Commission on May 7, 2014. The Commission approved the request with four stipulations regarding the design of the proposed carriage house:
 - 1) That the applicant explore options for implementing windows and doors of traditional sizes and materials instead of large expanses of glass; this stipulation does not appear to have been met in the recently-submitted drawings.
 - 2) That the applicant explore railings of tradition materials instead of glass; this stipulation does not appear to have been met in the recently-submitted drawings.
 - 3) More information regarding the finish and dimension of the metal lattice is provided; additional sections of metal lattice appear in the drawings. Although a physical sample has not been provided, the applicant has submitted a detail drawing of this material; and
 - 4) Detailed specifications for the proposed footings and any related excavation for the carriage house are provided for final approval. A plan for maintaining and protecting the existing vegetation and topography must be provided as well; The applicant has provided a tree survey and building section showing existing topography. It appears that there will be minimal excavation along the rear property line as the carriage house rests above grade at that location.
- b. Both the porch restorations and small rear addition have been designed based on photographic evidence consistent with the Guidelines for Exterior Maintenance and Alterations 7.B.v.
- c. The existing carriage house was constructed circa 1985 and has received approval for rear wall.
- d. A site visit conducted by staff indicates that the existing carriage house is not highly visible from the River Walk due to existing vegetation. The carriage house rests on a level concrete slab inside the property line. An iron fence with stone columns is located along the rear property line behind the carriage house. Immediately beyond the fence, the topography slopes down towards the River Walk with a second stone retaining wall located along the walkway.
- e. The rear of this property abuts the eastern bank of the San Antonio River and publicly-owned portions of the River Walk. As proposed, the carriage house will be constructed along the rear property line abutting the river. This is allowable by UDC Section 35-516(c) and is also in keeping with historic development patterns for similar properties in King William that are located along the river consistent with the Guidelines for New Construction 5.B.ii. However, there is general concern regarding the potential impact of the new construction to the existing topography and vegetation on the publicly-owned portions of the River Walk. A right-of-way permit will be required for any construction activity to take place outside of the private property. The applicant has indicated that there is a desire to protect and maintain the existing vegetation.
- f. The parapet height of the carriage house will be subordinate to the primary structure, consistent with the Guidelines for New Construction 5.A.i. The use of a flat roof has precedent in this area and helps to reduce the overall height of the carriage house.
- g. The footprint of the carriage house is less than 40% of that of the primary structure, consistent with the Guidelines for New Construction 5.A.ii.
- h. The selected materials are generally consistent with those found historically on the site. Staff finds the proposed stone wall and board and batten siding to be consistent with the Guidelines for New Construction 5.A.iii. Wood lattice does have precedent at this site, but it is unclear whether the proposed metal lattice is a compatible material. The applicant may present additional information at the public hearing regarding this material selection.

- i. More contemporary material selections, such as glass guardrails and large, steel-framed picture windows and doors are not consistent with the Guidelines. According to the Guidelines for New Construction 5.A.iii., new garages and outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. While a more contemporary building form may be appropriate, selected materials should be complementary to the main house consistent with this guideline.
 - j. The southeast elevation features a wood sash window that is consistent with the Guidelines for New Construction 5.A.iv. However, the proposed fenestrations on the northwest and northeast elevations differ drastically in scale and placement. The use of more traditional window sizes would be more consistent with the Guidelines.
 - k. In photographs submitted by the applicant, there appears to be evidence that a second curb cut previously existed on Washington Street. According to the applicant, a circular carriage path once existed in the front yard. While the reintroduction of a circular gravel path may be appropriate given this history, there is concern that such a driveway would promote off-street parking in front of the house. The Guidelines for Site Elements 7.A. discourage off-street parking in the front yard of historic properties. The applicant has stated that every-day parking will primarily occur at the rear of the property.
 - l. The proposed front yard fence will be reconstructed based on photographic evidence, consistent with the Guidelines for Site Elements 2.B.i.
 - m. The submitted formal landscape plan appears to be generally consistent with the Guidelines for Site Elements 3.A. and incorporates areas of pervious hardscape in the rear parking area.
- 1&2. Staff recommends approval as submitted based on finding b.
3. Staff recommends approval with the stipulation that the overall design incorporate windows of traditional sizes on the NE, NW and SW elevations.
4. Staff recommends approval as submitted based on findings k through l.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Laffoon to approve with staff recommendations and with the added stipulation that item 4 be approved without the circular gravel driveway.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Salas

NAYS: None

THE MOTION CARRIED.

25. HDRC NO. 2014-233

Applicant: Brady Haynes

Address: 244 W. Mariposa

Withdrawn at the applicant's request.

26. HDRC NO. 2014-261

Applicant: Focal Design Builders

Address: 918 Hays St.

The applicant is requesting a Certificate of Appropriateness for approval to construct the following modifications to the house at 918 Hays Street:

- 1. Remove rear porch and construct 265 sf rear addition with vinyl "Dutch Lap" siding;
- 2. Reroof from standing seam metal to asphalt shingles;

3. Construct shed carport addition on West façade of house;
4. Remove and infill the street-facing front door;
5. Remove two, non-original metal columns and replace with single wood column;
6. Replace siding on front façade and porch with vinyl "Dutch Lap" siding;
7. Repair and restore original wood windows; and
8. Construct wood vehicular gate in front of proposed carport.

A separate application for demolition of the rear shed is incomplete and not part of the current request.

FINDINGS:

- a. The house at 918 Hays was constructed circa 1900 in the Folk Victorian style. It has been modified over time include the removal of the original wood front porch, addition of asbestos siding and replacement of original front doors.
 - b. The proposed rear addition will replace a non-original rear porch which is attached to previous rear addition. The addition is scaled appropriately for the main structure and is generally consistent with the Guidelines for Additions 1.A. and 1.B.
 - c. According to the Guidelines for Additions 3.B.i., synthetic siding materials, such as vinyl, should not be used on additions. Appropriate siding materials, such as wood siding or Hardie siding installed to mimic the appearance of wood, would be more consistent with the Guidelines.
 - d. This current standing seam metal roof is a character-defining feature of this property. While the proposed asphalt shingles are not inappropriate for the house, staff finds that repair of the standing seam metal should be attempted first. This is consistent with the Guidelines for Exterior Maintenance and Alterations 3.A.i. The applicant may present additional information at the public hearing to indicate the feasibility of such repairs.
 - e. The proposed carport addition is sited flush with the front plane of the house. This presents a conflict with the Guidelines for Additions 1.B.i. Staff further finds that a freestanding carport would be more appropriate as it could be able to be removed in the future without damage or modifications to the historic house.
 - f. Many Victorian homes from this construction period feature two front doors. This configuration is a character-defining feature of the house and should be maintained. While the actual doors do not appear original, the door openings should be preserved in keeping with the Guidelines for Exterior Maintenance and Alterations 6.A.i.. It would be appropriate to install a period-appropriate door at this location that is fixed in place and sealed from the interior.
 - g. The original porch has been removed and two metal columns installed in place of wood columns. While reintroducing a wood column to the porch is appropriate, staff finds that this porch would have originally featured two columns. Both columns should be reintroduced in keeping with the Guidelines for Exterior Maintenance and Alterations 7.B.v.
 - h. The original wood siding is believed to be intact beneath the existing asbestos shingles. The addition of another synthetic siding material, such a vinyl, over the existing asbestos is not consistent with the Guidelines for Exterior Maintenance and Alterations 1.B.i. and 1.B.ii.. The applicant is encouraged to restore the original wood siding where possible. Otherwise, repairing and maintaining the existing siding would be appropriate.
 - i. Staff finds that the original wood windows are in good condition and can be repaired. Staff commends the applicant for attempting repairs instead of replacement. This is consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.iii.
 - j. According to the Guidelines for Site Elements 2.C.i., new privacy fences should be set back from the front façade of the building. The proposed gate is flush with the front façade and is not consistent with this guideline. There is an existing chain link fence is currently set back from the front façade of the house. It would be more appropriate to replace the current fence at this location instead of installing a gate that is flush with the front façade.
1. Staff recommends approval of the rear addition based on finding b with the stipulation that vinyl siding not be used based on finding c.
 2. Staff does not recommend approval of roof replacement at this time. Staff recommends repairs based on finding d.
 3. Staff does not recommend approval of the carport. Staff recommends a freestanding carport sited towards the rear of the property based on finding e.

4. Staff does not recommend approval of infilling the front door based on finding f.
5. Staff recommends approval of replacing the metal columns with wood with the stipulation that two columns are reintroduced to the porch instead of one based on finding g.
6. Staff does not recommend approval of the proposed vinyl siding based on finding h.
7. Staff recommends approval of window repairs as submitted based on finding i.
8. Staff recommends approval with the stipulation that the gate replace the existing chain link at its current location instead of aligning with the front façade of the house based on finding j.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Judson to reset to August 20, 2015.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Salas

NAYS: None

THE MOTION CARRIED.

27. HDRC NO. 2014-242

Applicant: Aurora B. Morales

Address: 1203 E. Crockett

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

1. Construct a concrete parking pad at the rear of the house at 1203 E Crockett. The proposed pad will be accessed by a short driveway from an adjacent alley.
2. OHP staff is also requesting HDRC action on apparent violations at this location including the infill of a central doorway opening and conversion of a window opening to a new door.

FINDINGS:

- a. A request for a new driveway and carport at this property was reviewed by the HDRC on July 16, 2014. The Commission voted to refer the case to the Design Review Committee. Following a meeting with the Design Review Committee, the applicant indicated willingness to redevelop plans for the carport that are consistent with the Historic Design Guidelines. The current request for a concrete parking pad and driveway is independent from the carport which will be resubmitted at a later date.
- b. The proposed parking pad 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. The house at 1203 E Crockett is located on a small lot and the rear of the property is currently used for the parking of two vehicles away from the street. This is consistent with the Guidelines for Site Elements 7.A.
- c. 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. These modifications are not consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.i., and staff does not have any records of this approval. The applicant has indicated that the property was purchased in its current state in 2011. However, photos taken in April 2012 indicate that the front door opening had been recently filled in at that time with matching wood siding. The right window on the south façade also appears to have since been converted to the existing doorway following the 2012 photos. While these modifications do not appear to have impacted any original features, they have resulted in an unusual façade that is not characteristic of the style of home. If these items are not approved at the public hearing, then the applicant will be required to return the front door and window to their previous locations.

1. Staff recommends approval of the proposed parking pad as submitted based on finding b.
2. Staff does not recommend HDRC approval of the identified violations based on finding c.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Valenzuela to approve parking pad as submitted based on finding b. Denial of item 2 based on finding c.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Salas

NAYS: None

THE MOTION CARRIED.

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

There being no further business, the meeting adjourned at 5:00 P.M.

APPROVED



Tim Cone
Chair