

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
SEPTEMBER 3, 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, Laffoon, Guarino, Salas, Shafer, Feldman, Connor, Rodriguez

ABSENT: Zuniga, Valenzuela, Judson

- 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. 2014-287 | 602 Roosevelt |
| 2. Case No. 2014-150 | Foster Meadows & Highway 87 |
| 3. Case No. 2014-285 | 434 S. Alamo |
| 4. Case No. 2014-295 | 6100 Old Hwy 90 W |
| 5. Case No. 2014-294 | 5626 San Fernando |
| 6. Case No. 2014-293 | 1502 S. Flores |
| 7. Case No. 2014-292 | 1401 N. Hamilton |
| 8. Case No. 2012-250 | 1070 W. Villaret Blvd. |
| 9. Case No. 2014-290 | 1012 Leal St. |
| 10. Case No. 2014-220 | 724 E. Guenther |
| 11. Case No. 2014-286 | 534 S. Acme |
| 12. Case No. 2014-284 | 418 Muncey |
| 13. Case No. 2014-283 | 407 Wickes |
| 14. Case No. 2014-282 | 311 Roosevelt |
| 15. Case No. 2014-281 | 301 E. Grayson |
| 16. Case No. 2014-280 | 287 W. Wildwood Dr. |
| 17. Case No. 2014-279 | 223 Laurel Heights Pl |
| 18. Case No. 2014-236 | 434 S. Alamo |

Items 8, 10 and 13 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 Connor to approve the remaining cases on the Consent Agenda based staff recommendations.

AYES: Cone, Laffoon, Guarino, Salas, Shafer, Feldman, Connor, Rodriguez

NAYS: None

THE MOTION CARRIED.

8. HDRC NO. 2012-250

Applicant: John Mize

Address: 1070 W. Villaret Blvd.

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

1. Construct a new a fire station. The proposed building will be one story with low-sloped gable roofs. Exterior materials will be site cast tilt-up concrete panels with a corrugated finish at the bottom of the building and a smooth finish above. Windows will be aluminum storefront and roofs will be standing seam galvalume. Parking will be located behind the building and connected to West Villaret through a one way drive.
2. Construct a detention pond on the south side of the site
3. Install a 6 ft ornamental steel fence along Zarzamora and West Villaret and a chainlink fence on the south property line
4. Install a 4'0" x 7'6" concrete monument sign with aluminum channel letters, and a wall mounted aluminum channel letters sign.

FINDINGS:

- a. This project received conceptual approval on September 29, 2012. The current proposal is consistent with that approval.
- b. Although some changes to the exterior materials selection, vehicular circulation and fenestration have been incorporated since the project received conceptual approval, these changes are still architecturally and aesthetically appropriate for their setting and are consistent with the provisions of UDC Section 35-642.
- c. The proposed signage is generally consistent with the provisions of UDC Section 35-645 and is appropriate for this location.

1-4. Staff recommends approval as submitted based on findings a through c.

COMMISSION ACTION:

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

AYES: Cone, Laffoon, Salas, Shafer, Feldman, Connor, Rodriguez

NAYS: None

RECUSED: Guarino

THE MOTION CARRIED.

10. HDRC NO. 2014-220

Applicant: Leo A. Guzman

Address: 724 E. Guenther

Withdrawn per applicant.

13. HDRC NO. 2014-283

Applicant: Barbar Warren

Address: 407 Wickes

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

Construct a 9 ½ foot, freestanding cedar and metal carport in the rear of the property at 407 Wickes. Located at the end of an existing driveway, the carport will have an overall width of 14 ½ feet and length of 22 ½ feet.

FINDINGS:

- a. The proposed carport is located towards the rear of the property at the end of an existing driveway. This is consistent with the Guidelines for New Construction 5.B.ii.
- b. The proposed carport is of a small scale that is visually subordinate to the principal historic structure on the property, consistent with the Guidelines for New Construction 5.A.i and 5.A.ii.
- c. The proposed materials and construction are compatible with the principal historic structure on the property and are appropriate within the King William Historic District. This is consistent with the Guidelines for New Construction 5.A.iii.

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

COMMISSION ACTION:

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

AYES: Cone, Laffoon, Guarino, Salas, Shafer, Feldman, Connor, Rodriguez

NAYS: None

THE MOTION CARRIED.

19. HDRC NO. 2014-271

Applicant: Office of Historic Preservation

Address: 235 Monclova

The Office of Historic Preservation is requesting a recommendation to the City's Building Standards Board (BSB) for the structure at 235 Monclova. The City's Code Enforcement Division has determined that the one-story, wood frame residential structure at this address is deteriorated beyond repair and is recommending demolition Chapter 6-156, subsections 1, 2, 5, 7, 8, 11, 12, & 15.

FINDINGS:

- a. The house at 235 Monclova is a local historic landmark and is a good example of the shotgun building form. It is located on a portion of Monclova Alley that features small, working-class residences including other shotguns.
- b. This property was first identified by Code Enforcement in December 9, 2011. OHP staff recommended at that time that the property, having significance as an important regional building form, was potentially eligible for landmark designation. OHP also identified property as candidate for an Owner-Occupied Rehab Loan program that was then administered by OHP. In order to qualify for the program, the owner initiated the process for historic designation. The designation was approved by ordinance in April of 2012.
- c. Meeting the requirements of the Owner-Occupied Rehab Loan program, a scope of work was prepared for the property which would address structural and building code issues as well as provide some upgrades including a rear addition. Based on this scope, an estimated cost of approximately \$58,884 was considered for the program.
- d. The Design Review Committee conducted a site visit to the property on November 15, 2012, to review the scope of work for the property as well as the pre-rehabilitation conditions.
- e. Through consultation with the Department of Planning and Community Development, who has administered the program since 2013, it was determined that the proposed scope of work was too great for the program.
- f. Since these initial discussions, funding for the program has been reallocated to specific target areas within the city. No housing incentives are currently available for this property.

g. The house at 235 Monclova is deteriorated and is in need of substantial repairs, including foundation work, roof framing and general stabilization. Based on previously-provided estimates, maintaining the property at minimum standards may require a substantial investment. However, a specific estimate for the items identified by Code Enforcement has not been provided for staff review.

h. Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio and should always be a last resort. Given the circumstances in which plans for the rehabilitation of the structure have been explored and determined to be cost prohibitive, staff finds the conditions of UDC 35-614 may apply and demolition may be an option. However, staff finds that repairs which will meet minimum housing standards must be attempted first and estimates for such work must be provided for consideration by the HDRC.

i. If, at the public hearing, the HDRC finds that the conditions of UDC Section 35-614(a) apply and recommends approval of demolition, then a permit shall not be issued until the appropriate fees which are outlined in UDC Section 35-614(e) have been collected.

Staff does not recommend approval at this time. Staff recommends that minimum repairs to address the issues identified by Code Enforcement be explored first.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Feldman to recommend to the BSB for demolition of 235 Monclova.

AYES: Cone, Laffoon, Shafer, Feldman, Connor, Rodriguez

NAYS: Guarino, Salas

THE MOTION CARRIED.

21. HDRC NO. 2014-291

Applicant: Lyndsay Thorn

Address: 604 S. Alamo

The applicant is requesting conceptual approval for items related to the adaptive reuse of Fire Station No. 7 into a new restaurant space. Request items include:

1. Construct an glass and steel elevator enclosure on the roof of the building;
2. Install a steel disposal chute between a 2nd-floor window on the south façade and a new trash enclosure at the ground level;
3. Replace non-original metal overhead doors with aluminum storefront; and
4. Install an internally-illuminated LED blade sign on the west (S Alamo) façade.

FINDINGS:

- a. Fire Station No. 7 at 604 S Alamo was constructed in 1925. It is an architecturally and historically significant landmark sited on a prominent corner. Staff commends the applicant for pursuing the adaptive reuse of this important historic resource.
- b. According to the Guidelines for Additions 5.A.i., new equipment should be located away from primary facades as to not be visible from the public right-of-way. The applicant has indicated that the glass enclosure would be located approximately at the exterior parapet wall and will be 9 feet tall. At this location, the proposed enclosure is expected to impact views of the S Alamo façade. A greater setback from the building edge would be more appropriate.
- c. According to the Guidelines for Additions 5.A.ii., service areas should be located towards the rear of the property when possible. Due to is location, the fire station is visible from all four sides. However, the south elevation, where the disposal chute and enclosure are currently proposed, is considered by staff to be a primary elevation. The addition of a disposal chute at this location is not consistent with the Guidelines and is not appropriate. The applicant should consider an alternative location or explore ways to maintain trash disposal on the interior of the building.

d. The metal overhead doors on the ground level are a non-historic replacement. The insertion of a new door element does not alter the size or dimensions of the original masonry openings consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.i. Therefore, replacement of the metal overhead doors with a new material is appropriate.

e. According to the Guidelines for Exterior Maintenance and Alterations 6.B.i., new door features should match the size, material and profile of the historic feature. The proposed storefront introduces a contemporary element that is not consistent with the original wood doors on the ground level. There are remaining examples of original wood doors on the building. The new entrances should appear similar in design and profile to the historic examples.

f. Because the building is to be converted for commercial use, staff understands that signage will need to be added. The Guidelines for Signage recommend that new signs respect and respond to the character and/or period of the area in which they are being placed, and scaled to be subordinate to the overall building composition. Staff finds a blade sign at the proposed scale to be appropriate. The design of the sign should be further developed in conformance with the Historic Design Guidelines, including the Guidelines for Signage 1.E.i. which recommend against internal illumination.

1. Staff recommends conceptual approval of the elevator enclosure with the stipulation that the applicant explore implementing a greater setback from the building edge that will reduce visibility from the street based on finding b. The applicant must provide a line-of-sight diagram in future applications to illustrate the visual impact of the proposed enclosure from S Alamo Street.

2. Staff does not recommend approval of the proposed disposal chute and enclosure based on finding c.

3. Staff does not recommend approval of the proposed storefront based on finding e. Wood doors would be more appropriate.

4. Staff recommends conceptual approval of a blade sign on the S Alamo façade with the stipulation that any sign be externally illuminated based on finding f.

COMMISSION ACTION:

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

AYES: Cone, Laffoon, Guarino, Salas, Shafer, Feldman, Connor, Rodriguez

NAYS: None

THE MOTION CARRIED.

22. HDRC NO. 2014-296

Applicant: Lucio Sanchez

Address: 342/344 Donaldson

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

Replace all windows in the duplex at 342/344 Donaldson with one-over-one, vinyl replacement windows.

FINDINGS:

a. The duplex at 342/344 Donaldson was constructed circa 1936. It features one-over-one wood windows which appear to be original to the building.

b. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. recommend that historic windows be preserved and repaired when necessary. When repairs are not possible, in-kind replacement may be considered.

c. The applicant has submitted extensive photo documentation to staff to illustrate the extent of damage to the windows. Based on the photos, staff has observed the following: pulley cords missing, bottom rails damaged by pets, bottom sash not flush with jambs, sills missing or water damaged, and sashes fixed in place by nails or screws. Staff did not, however,

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observe any significant water damage or wood rot. Overall, based on the information provided, the windows appear to be in good condition and can be fully repaired. Replacement of any type is not appropriate unless repairs are proved to be unfeasible.

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

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to deny based on findings a through c.

AYES: Cone, Laffoon, Guarino, Salas, Shafer, Feldman, Connor, Rodriguez

NAYS: None

THE MOTION CARRIED.

23. HDRC NO. 2014-288

Applicant: Cory Neal

Address: 807 E. Magnolia

Withdrawn per applicant.

- 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 4:30 P.M.

APPROVED



Tim Cone
Chair