

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
JANUARY 15, 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, Valenzuela, Shafer, Feldman, Connor

ABSENT: Judson, Zuniga, Salas

- Chairman's Statement
- Citizens to be heard
- Election of Officers for 2014

Shanon Miller, Historic Preservation Officer, opened up the nominations for HDRC Chair.

Commissioner Connor nominated Commissioner Cone for Chairperson and was seconded by Commissioner Guarino.

No other nominations for HDRC Chair. Nominations closed.

AYES: Cone, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

Shanon Miller opened up the nominations for HDRC Vice-Chair.

Commissioner Connor nominated Commissioner Guarino for Vice-Chair and was seconded by Commissioner Valenzuela.

No other nominations for HDRC Vice-Chair. Nominations closed.

AYES: Cone, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED

- Announcements

The Commission then considered the Consent Agenda which consisted of:

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|-----------------------|------------------------------------|
| 1. Case No. 2014-009 | 516 E. Houston |
| 2. Case No. 2014-003 | 2755 Rigsby |
| 3. Case No. 2013-136 | 250 Washington |
| 4. Case No. 2013-014 | 111 S. Leona |
| 5. Case No. 2014-006 | 3003 Broadway |
| 6. Case No. 2013-284 | 202 King William |
| 7. Case No. 2014-001 | 8888 S. Presa |
| 8. Case No. 2014-013 | 301 E. Travis |
| 9. Case No. 2012-316 | 311 E. Travis |
| 10. Case No. 2014-008 | 245 W. Lovera |
| 11. Case No. 2014-018 | 1004 S. Alamo |
| 12. Case No. 2014-011 | 318 Martin Luther King |
| 13. Case No. 2014-020 | 2051 W. Kings Hwy |
| 14. Case No. 2014-012 | 300 Augusta |
| 15. Case No. 2014-005 | 544 Hammond Ave. |
| 16. Case No. 2014-019 | 411, 409, 407, and 405 Kendall St. |
| 17. Case No. 2013-126 | 411 E. Cesar Chavez |
| 18. Case No. 2014-016 | 102 W. Elsmere Place |

Items 8, 9, and 16 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, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor
NAYS: None

THE MOTION CARRIED.

8. HDRC NO. 2013-013

Applicant: Colleen Swain/Bill Pennell, City of San Antonio

Address: 301 E. Travis

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

1. Create a dog park within Travis Park. The proposed dog park will be located in the northern portion of the park, close to Pecan Street, and it will consist of metal fencing.
2. Construct an enclosure to store a movable kiosk, tables and chairs. The proposed enclosure will be installed on a new concrete surface that will be 24'x10'. The enclosure will consist of a metal structure with metal screens on each side with decorative musical notes. It will be approximately 9' in height. The kiosk that is to be stored in the proposed enclosure will be painted metal with shelves and a surface for listing park events. Tables and chairs will be set up on the existing surface around the central statue in the park. These items are intended to be movable so they can be stored in the proposed enclosure when not in use.

These proposed modifications are part of the recently created conceptual plan for Travis Park as an effort led by the Center City Development Office to revitalize and reactivate this urban park.

FINDINGS:

- a. The proposed dog park will not have a substantial visual impact on this space. The proposed fencing is primarily open, creating minimal visual obstruction of views through the park, consistent with the UDC Section 35-642.a.
 - b. The proposed new enclosure will be limited in terms of size and will be functional, consistent with the UDC Section 35-642.b.8 regarding auxiliary design of public buildings and facilities.
 - c. The proposed dog park and enclosure will both be minimal in design so as not to compete with the surrounding historic properties or elements already in place within Travis Park.
 - d. The proposed kiosk, tables, and chairs are appropriate in terms of design for their setting within an urban park and will help to activate this space which has been underutilized for some time.
 - e. Due to the potential archaeological interest in Travis Park, the applicant has coordinated with and should continue to work with a local archaeologist.
- 1 & 2. Staff recommends approval as submitted based on these findings.

The applicant agreed to the approved stipulation at the hearing on January 15, 2014.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Shafer to approve Approved with staff recommendations and the additional stipulation that the ornamental iron work on the movable kiosk not be included in the final design.

AYES: Cone, Laffoon, Guarino, Valenzuela, Shafer, Feldman
NAYS: Connor

THE MOTION CARRIED.

9. HDRC NO. 2012-316
Applicant: San Antonio Bike Share
Address: 311 E. Travis

The applicant is requesting a Certificate of Appropriateness for approval to install a B-cycle bike share kiosk, docks and bicycles at Travis Park, on the southeast corner of the park at the intersection of E. Travis and Jefferson Streets. The proposed B-cycle station will be placed on a new concrete surface (approximately 9'x26') and will be bolted. It will use solar power. The proposed station will contain one kiosk, 18 docks and 5 bases.

FINDINGS:

- a. A B-cycle station on the southwest corner of Travis Park, at the intersection of E. Travis and Navarro Streets, was approved by the HDRC on January 16, 2013. The previously approved station location was to be installed on an existing concrete surface.
- b. This revised B-cycle proposal, for a station on the southeast corner of the park, requires the introduction of a new concrete surface. No major trenching will be required as the slab will be poured on an existing grassy area at the edge of the park.
- c. The proposed station will improve accessibility within the urban core and will increase accessibility to Travis Park in particular, in conjunction with proposed park improvements.

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

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Valenzuela to reset to February 5, 2014

AYES: Cone, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor
NAYS: None

THE MOTION CARRIED.

16. HDRC NO. 2014-019
Applicant: Lance Ligon, Terramark
Address: 411, 409, 407, and 405 Kendall St.

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

Install front yard wrought iron fences around the front yards of the recently constructed Kendall Urban Bungalows. This development includes 4 detached houses with front walkways. The proposed fencing will be no more than 4 feet tall with simple pickets and decorative finials. Gates will be installed at each walkway.

FINDINGS:

- a. The Kendall Urban Bungalows are an infill project within the Tobin Hill Historic District that received final HDRC approval on February 6, 2013.
- b. While front yard fences are not common in Tobin Hill overall, there are several examples of front yard fences on nearby properties to this development. Directly to the north of this development, there is a combination wrought iron and wood front yard fence; diagonally across Kendall, there are front yard wrought iron and chain link fences; directly across Kendall Street, there is a 4' tall rear yard chain link fence; and to the south, along E. Myrtle St, there are several homes in a row with front yard chain link fences.
- c. This block of Kendall Street does not have a uniform street edge. The house directly to the south of this property faces Kendall Street, but the church across the street faces E. Myrtle Street to the south.
- d. The proposed metal fencing is consistent in terms of height with the Historic Design Guidelines for Site elements, Sections 2.B.i and 2.B.iii.
- e. The proposed use of wrought iron fencing with simplified decorative elements is appropriate and in keeping with the Historic Design Guidelines for Site Elements, Section 2.B.v.

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

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to reset to February 5, 2014

AYES: Cone, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

19. HDRC NO. 2013-385

Applicant: Mike Hollaway

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

Postponed by the applicant.

20. HDRC NO. 2014-007

Applicant: William Triplett, HEB

Address: 327 W. Craig Place

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

1. Replace the existing wood windows with new wood windows of the same configuration with insulated glass.
2. Reroof and reframe the existing roof in kind. The existing roof is standing seam metal. The supporting structure is wood and is rotted and deteriorated.
3. Removing the existing asbestos siding and install horizontal fiber cement lap siding. At the gable ends on each side of the home, there are currently wood shingles. The applicant proposes to replace these areas with fiber cement shingles of a similar dimension and pattern to the existing.
4. Remove the existing roof railing at the front porch. The porch roof will be reconstructed to be flat with a single ply membrane. The existing porch roof is supported by round columns and slopes down toward the front. The applicant proposes to replace the front porch columns and restore the porch railing. The porch floor will also be replaced with a composite material with the same dimension and profile of the existing wood which is deteriorated. The existing front concrete steps and brick piers on either side will remain in place.
5. Construct a rear porch with steps in place of an existing rear landing. The proposed new rear porch will be ADA compliant in case a ramp needs to be added in the future.
6. Remove an existing 260 square foot east addition to the home and restore the façade as accurately as possible to its original design, including the restoration of the bay window configuration to match the existing west elevation of the structure. Replace a window in place of what is currently an interior door.
7. Construct a rear (north) addition, approximately 180 square feet in size. The proposed addition will be created by extending an existing rear facing gable end approximately 12 feet to the north.
8. Demolish an existing carport attached to the front of the rear accessory structure.

FINDINGS:

- a. The home at 327 W. Craig appears on the 1904 Sanborn map.
- b. According to the Monte Vista Historic District survey, this home was constructed c.1902 in the Vernacular style. The detached accessory building is listed as having been built c.1920. Both structures were identified as contributing resources to the district.
- c. This home appears to have been built in the Folk Victorian style with simplified detailing. It has been modified from its original appearance, including the introduction of asbestos siding over what was originally horizontal wood siding.

- d. Staff performed a site visit to this property on January 6, 2014. The rear of the home has been substantially modified from its original configuration with the construction of multiple additions and a rear ramp and landing. Similarly, a side addition was constructed at some point on the east side of the home which partially covered an existing projecting bay. The front porch appears to have been modified as well, with a change from what was likely a flat roof to a sloped roof and the incorporation of ground columns and a low rail around the roof. Many of the windows on the home are substantially deteriorated.
- e. The proposal to replace the existing wood windows with new wood windows to match the existing in terms of profile and configuration is appropriate in light of the condition of the existing windows. This is in keeping with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 6.B.iv.
- f. The applicant proposes to install new windows with insulated glass. Staff finds that the new glass should be clear to help maintain the historic appearance of the home, consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 6.B.vi.
- g. The proposal to replace the existing roof in kind and the underlying structure without changing the pitch or configuration is appropriate and in keeping with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 3.B.i.
- h. If approved, the new metal roof should adhere to the guidelines listed in the Checklist for Metal Roofs in terms of panel width, seam height, and ridge seam rather than a ridge cap vent.
- i. While the existing exterior asbestos on this home is not original to the structure and should be removed and abated, staff finds that installing fiber cement siding throughout is not consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Sections 1.B.i and 1.B.ii. If, once the asbestos is removed, the underlying wood siding is in place and is not significantly deteriorated, staff finds that it should be restored and replaced in kind where necessary.
- j. The applicant's proposal to remove the railing around the front porch roof and restore the flat roof is appropriate and in keeping with the style of the home. The existing roof covers a portion of the trim around an existing front window and the proposed flat roof will expose this element.
- k. The proposal to restore the front porch railing is appropriate and in keeping with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 7.A.ii.
- l. At the time this application was submitted, the applicant had not chosen a final design for the proposed new porch columns. Staff finds that the existing columns are likely not original to the structure.
- m. The proposed new rear porch will be approximately in the same location as the existing rear landing. The proposed design is simple and will not detract from the historic structure
- n. The proposal to remove the east facing addition to expose and restore the underlying bay is appropriate.
- o. The proposed rear addition is appropriate in terms of placement, scale, size and roof form, consistent with the Historic Design Guidelines for Additions, Sections 1.A and 1.B.
- p. In keeping with the Secretary of the Interior's Standards number 9 and the Historic Design Guidelines for Additions, Section 1.A.iv, some distinction should be made between the original structure and the proposed rear addition. This can be accomplished with a small reveal or change in detailing and will help distinguish the original from the new.
- q. The existing carport proposed to be demolished was a later addition to the historic accessory structure. The carport has columns with arched openings supporting a flat roof. It was built in a very different architectural style than the other structures on the property and is not contributing to the historic integrity of the property overall.
1. Staff recommends approval as submitted based on findings d and e with the stipulation that the new glass be clear based on finding f.
 2. Staff recommends approval based on finding g with the stipulation that the new roof adhere to the Checklist for Metal Roofs guidelines based on finding h.
 3. Staff does not recommend approval as submitted based on finding i. Staff recommends that the original wood siding be salvaged and reused where possible and replaced in kind if necessary.
 4. Staff recommends approval based on findings j and k with the stipulation that the final design for new front porch columns be presented to staff for approval based on finding l.
 5. Staff recommends approval as submitted based on finding m.
 6. Staff recommends approval as submitted based on finding n.
 7. Staff recommends approval based on finding o with the stipulation that a small reveal or trim piece be incorporated to differentiate the addition from the original structure based on finding p.
 8. Staff recommends approval as submitted based on finding q.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Valenzuela to approve of items 1, 2 and 4 through 8 with staff recommendations. Denial of item 3 based on finding i.

AYES: Cone, Laffoon, Valenzuela, Shafer, Feldman

NAYS: Connor

RECUSED: Guarino

THE MOTION CARRIED.

21. HDRC NO. 2014-017

Applicant: Lyndsay Thorn

Address: 438 E. Rosewood

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

1. Construct a new pavilion in the rear yard, adjacent to the existing pool and in front of the existing garage. The proposed structure will mimic the design of the house with a clay barrel tile roof and arched openings. It will connect to the north façade of the existing garage which is currently a solid wall with one door on its western end. The proposed connector piece will be the same height as the existing garage (13'3") and it will step up to 16'5" in overall height adjacent to the pool.
2. Construct a new fence along the rear driveway from the existing side gate to the rear garage. The proposed fence will have a masonry base and decorative cast iron panels between masonry pillars. It will be 6 feet tall.

FINDINGS:

- a. The home and an accessory structure at 438 E. Rosewood appears on the 1924-1950 Sanborn map.
- b. According to the Monte Vista Historic District survey, this home and the detached accessory building (listed as Maids Quarters in the survey) were designed by Robert B. Kelly and built in 1928 in the Spanish Eclectic style. Both structures were identified as contributing resources to the district.
- c. The home at 438 E. Rosewood is considerably elevated from the street with dense landscaping at the street edge and closer to the structure. Currently there is a simple metal fence set behind the home at the driveway. Due to these conditions the proposed new pavilion and fencing will not be highly visible from the street.
- d. The height of the main mass of the proposed pavilion is approximately 2 feet taller than that of the existing garage. According to the Historic Design Guidelines for Additions, Section 1.B.v, the height of a new addition should be determined by the line-of-sight or visibility from the street. While the proposed pavilion will not be highly visible from the street, the fact that it is taller than and located in front of the existing garage will increase its perceived scale, which is not consistent with the guidelines.
- e. The proposed new pavilion structure incorporates architectural details and materials that mimic those of the original home and garage in such a way that there is little distinction between the new structure and the historic structures, which is not consistent with the Secretary of the Interior's Standards for Rehabilitation number 9.
- f. The Historic Design Guidelines for New Construction, Section 4.A.iii encourages the incorporation of contemporary interpretations of historic architectural details. Staff finds that the details of the proposed pavilion structure are too close in character and design to those on the original structures and should be simplified or modified to indicate that they are not historic structures.
- g. The proposal to connect the new pavilion structure to the existing garage will affect the essential form and integrity of the garage which is not consistent with the Secretary of the Interior's Standards for Rehabilitation number 10. While a freestanding structure would be preferable to one that is attached to a historic building, staff finds that if a connection is necessary functionally, the height of the connector should drop below the roofline of the existing garage to help distinguish the original form of the garage from the new construction, consistent with the Historic Design Guidelines for Additions, Sections 1.A.iv and 1.B.i.
- h. The proposed pavilion is 3'1" from the western property line and does not comply with current side yard setback requirements. As submitted, it will require a variance be granted by the Board of Adjustment. If the proposed overhang on the west side of the structure were eliminated, a variance would not be necessary.
- i. The proposed new fence will be in the rear yard and will not be highly visible from the public right-of-way, consistent with the Historic Design Guidelines for Site Elements, Section 2.B.ii.

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j. While the proposed new fence is of a different and more ornate design than the existing rear and side yard metal fencing, it is appropriate in terms of its height for placement in the rear yard and it will be partially screened from view by the existing fencing and landscaping.

1. Staff does not recommend approval as submitted. Staff recommends that the pavilion be freestanding based on finding g, that the overall height be reduced to be consistent with the height of the existing garage based on finding d, and that the architectural details be simplified based on findings e and f.

2. Staff recommends approval as submitted based on findings c, i and j.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to refer to DRC for a site visit.

AYES: Cone, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

Commissioner Feldman left at 4:45

22. HDRC NO. 2013-397

Applicant: Office of Historic Preservation

Address: 902 Morales

The applicant is requesting a Finding of Historic Significance for the property at 902 Morales (Pro Plus Mills complex).

FINDINGS:

a. A site visit was conducted by staff and the Designation and Demolition Committee on December 11, 2013. During that visit, it was noted by the committee members present that the buildings appeared to be structurally sound, of a classic industrial style and a candidate for adaptive reuse. The committee recommended approval of landmark designation.

b. Arthur Guenther, son of Carl Hilmar Guenther, sold his interest in the milling firm of C.H. Guenther and Sons to his brother, Fritz Guenther in mid-1894. He and his brother-in-law Gustav Giesecke then opened a new business about two miles to the north. In 1916 the company, known as Liberty Mills, began an expansion and built a six-story brick and concrete plant. The mill had a daily capacity of eight-hundred barrels of flour and five hundred barrels of commmeal. The "daylight" factory was advertised as "the most modern and up-to-date fire proof flouring mills in the Southland." The 1951 Sanborn's map indicates that an addition was made to the mill in 1926.

c. This property meets more than the three required criteria for landmark designation, as per the UDC Section 35-607(b).

d. The Office of Historic Preservation is the applicant for this request. The HDRC may approve a Finding of Historic Significance without the consent of the property owner. According to UDC Section 35-607(b)(1), owner consent for historic landmark designation shall be required unless a City Council resolution to proceed with the designation has been approved. If a Finding of Historic Significance for 902 Morales is approved by the HDRC, then the HDRC shall direct its secretary, the Historic Preservation Officer, to request City Council resolution to proceed with the designation.

e. A demolition application has been submitted by the property owner. If a Finding of Historic Significance is not approved by the HDRC, a demolition permit may be issued.

Staff recommends approval of a Finding of Historic Significance for 902 Morales (Pro Plus Mills complex) based on findings a through c.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve a Finding of Historic Significance.

AYES: Cone, Laffoon, Guarino, Valenzuela, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

23. HDRC NO. 2014-002

Applicant: Sara Walser

Address: 143 E. Lullwood

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

1. Replace two existing, front-facing wood one-over-one windows on the ground floor with new wood one-over-one windows.
2. Replace seven double hung wood, one-over-one windows on the second floor of the home with new vinyl one-over-one windows to match the original in terms of appearance and configuration. The seven windows in question are deteriorated. Two of the windows are on the east façade of the home and the other five are located in a room at the rear of the home, facing south and west. These five windows are on a portion of the structure that was likely added. The other windows on the home will remain in place.
3. Replace an existing set of French doors on the second floor on the front (south) façade of the home. The existing wood doors are deteriorated and leak, allowing water into the wall, causing damage to the ground floor windows below. The applicant proposes to replace the existing wood doors with metal doors that have the same dimension.

FINDINGS:

- a. The home at 143 E. Lullwood appears on the 1911-1950 Sanborn map. According to the Monte Vista Historic District survey, this home was built c.1928 in the Spanish Eclectic style. It was identified as a contributing resource to the district.
 - b. Five of the windows proposed for replacement are in a second story space that looks over the rear yard. According to historic Sanborn maps, this space was a later addition to this structure.
1. Staff recommends approval as submitted based on findings c-f.
 2. Staff does not recommend approval as submitted based on finding g. Staff recommends that the existing windows be replaced in kind.
 3. Staff does not recommend approval as submitted based on finding h. Staff recommends that the door be repaired as necessary or replaced with in kind materials.

The applicant agreed to the stipulation at the hearing on January 15, 2014.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve with staff recommendations and the additional stipulation that the five windows on the addition be clad windows.

AYES: Cone, Laffoon, Guarino, Valenzuela, Shafer, Connor
NAYS: None

THE MOTION CARRIED.

24. HDRC NO. 2014-010

Applicant: Sean and Rebecca Burson

Address: 2019 W. Kings Hwy

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

1. Install two new concrete walkways with brick edging. A main walkway (3 feet wide) will connect the house to the public sidewalk and the a second walkway 2 feet wide) will connect to the side of the house;
2. Construct a new stair centered on the front lawn. Materials proposed are stucco and brick;
3. Construct a low, stucco and brick retaining wall along front lawn at the sidewalk. The wall will tie into the proposed stair and existing driveway wall; and
4. Clad the existing driveway wall in stucco with a brick cap to match the propose retaining wall.

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AYES: Cone, Laffoon, Guarino, Valenzuela, Shafer, Connor
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 5:40 P.M.

APPROVED



Tim Cone
Chair

FINDINGS:

- a. This block of W Kings Hwy was added to the Monticello Park Historic District in 2010. Existing, non-contributing site elements found on this block were likely constructed prior to the block receiving the historical designation.
- b. This block of W Kings Hwy features raised yards with berms along the north block face. Of the 14 properties on the north face of the block, 5 feature retaining walls. Only one of these walls (located at 1901 W Kings Hwy) is believed to have any historical value. The blocks immediately to the east and west are generally more level and do not feature retaining walls.
- c. Generally, maintaining a street edge that is consistent with historic conditions contributes to the character and cohesiveness of historic districts. Interrupting a pattern of sloped lawns with a retaining wall is not recommended unless there is historic precedent. The front lawn at 2019 W Kings Hwy is part of a series of front lawns (nine properties in a row) that feature berms. Introducing a retaining wall at this location would interrupt the existing historic pattern and would not be consistent with the Guidelines for Site Elements 1.A.i.
- d. The berm in the front lawn at 2019 W Kings Hwy rises approximately 24-30 inches above the sidewalk.

COMMISSION ACTION:

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

AYES: Cone, Laffoon, Guarino, Valenzuela, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

25. HDRC NO. 2013-396

Applicant: Kyle Qubrosi

Address: 1906/1908 W. Kings Hwy.

The applicant is requesting a Certificate of Appropriateness for approval to replace the original one-over-one wood windows at 1906/1908 W Kings Hwy with energy star vinyl windows of a similar configuration.

FINDINGS:

- a. This block of W Kings Hwy was added to the Monticello Park Historic District in 2010. According to the applicant, a number of windows at this property (a duplex) have already been replaced with vinyl windows at the time of purchase. This work was likely done prior to the property receiving historical designation. The applicant has begun to replace the remainder of the wood windows with matching vinyl replacements. Currently, 6 original wood windows remain in place on the southern unit.
- b. Generally, original wood windows should be preserved, not replaced. Maintaining original wood windows in place preserves the integrity of the structure and keeps original materials with the property. Windows replacement is only appropriate when repairs are not feasible.
- c. Staff was unable to verify the conditions of the windows prior to their replacement. However, staff does find the remaining 6 wood windows to be in good and repairable condition. Assuming that the other windows were in a similar condition, replacement would not be appropriate in this situation. Given the circumstances in which the windows have already been removed, any replacements should continue to be consistent with the Guidelines for Exterior Maintenance and Alterations.
- d. The selected replacement windows maintain the size and configuration of the original windows, meeting some of the guidelines articulated in the Guidelines for Exterior Maintenance 6.B.iv. However, the selected material of vinyl is not an in-kind replacement for wood and is not consistent with the guidelines.

Staff does not recommend approval based on findings a through d. If the HDRC finds that the circumstances of this case warrant a compromise, then staff recommends that the remaining wood windows are relocated to the front of the house, where they are more readily visible from the street, and restored.

The applicant has agreed to the stipulations at the hearing on January 15, 2014.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Valenzuela to approve with the stipulations that 1) the remaining 6 wood windows be preserved in place and 2) that wood screens be installed over any replacement vinyl windows.