

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
NOVEMBER 6, 2013**

- 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, Zuniga, Shafer, Connor
ABSENT: Valenzuela, Salas, Feldman

- 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. 2013-287 | 426 Mission St. |
| 2. Case No. 2013-347 | 7811 S. Presa |
| 3. Case No. 2013-351 | 1439 Hicks |
| 4. Case No. 2013-348 | 610 N. Park Blvd. |
| 5. Case No. 2013-349 | 7030 Culebra |
| 6. Case No. 2013-354 | 233 Lindell Pl |
| 7. Case No. 2013-361 | 723 Donaldson |
| 8. Case No. 2013-331 | 206 Devine |
| 9. Case No. 2013-138 | VIA Westside Multimodal Transit Center, PhII |
| 10. Case No. 2013-359 | 1915 Broadway |
| 11. Case No. 2011-037 | 323 E. Myrtle |
| 12. Case No. 2007-104 | 326 Garfield Alley |

Item 9 was 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, Judson, Laffoon, Guarino, Zuniga, Shafer, Connor
NAYS: None

THE MOTION CARRIED.

9. HDRC NO. 2013-138

Applicant: Christine Vina, VIA Metropolitan Transit

Address: 904 & 910 W. Travis, 915 & 925 W. Houston, 230 N. Medina

The applicant is requesting a Certificate of Appropriateness for final approval to proceed with the proposed development of the VIA Westside Multimodal Transit Center Phase II which will cover the entire city block bounded by W. Travis St., N. Medina St., W. Houston St., and N. Frio St. This proposed plaza is being developed in conjunction with VIA’s rehabilitation and reuse of the International & Great Northern (I&GN) transportation terminal at 123 N. Medina St. The applicant also proposes to rehabilitate the historic structure at 230 N. Medina, known as the Viera Historical Building and the Washington Hotel Building. The plaza is intended to function as a major hub/transfer site for bus users of multiple service routes as well as the Bus Rapid Transit service and eventually the downtown streetcar service. The proposed plaza will include:

1. New construction of a large circular shade structure with an arbor of trees within it over the entire block. The proposed canopy will slope down toward the center of the circle. Beneath the large shade structure, there may be enclosed spaces for a waiting area or a café. Solar panels are proposed to be installed on the southern portion of the shade structure and a vertical illuminated tower is proposed to be constructed at the northeastern corner of the site. The proposed light tower will function as a wayfinding element and a means of identifying the plaza. The proposed tower is proposed to be approximately 70 feet in height (lower than the total height of the I&GN building's dome). Signage identifying the plaza is proposed to be installed above the southeastern portion of the large canopy structure as freestanding letters.
2. New construction of a small circular canopy over N. Medina St. just north of W. Houston St. This canopy is intended to be a shaded waiting area for customers using VIA's Primo service. The proposed Primo canopy will be illuminated by upward facing light fixtures attached to the supporting posts located beneath the innermost circle of the canopy.
3. New construction of two buildings to the south and the east of the existing historic building at 230 N. Medina. One building will face N. Medina St. to the south of the Viera/Washington Hotel Building and is proposed to contain retail space and a rooftop observation deck. The building to the east and behind the existing historic structure will contain restrooms, an information booth, office space, storage and mechanical. The façade of the proposed building to the south of the existing structure is set back to respect the historic building and its upper floor steps back further for the same reason. The plaza shade structure wraps around the new building to help address the pedestrian scale along N. Medina St. in the vicinity of the Viera/Washington Hotel Building.

FINDINGS:

- a. This application was reviewed by the Design Review Committee on January 8, 2013. At that time, the committee found that more information was required to understand how the proposed new construction would relate to the historic building at 230 N. Medina St. The committee also noted that the proposed plaza structure is a grand and monumental gesture, but some of that is lost at the northwest corner at the historic Viera/Washington Hotel Building where VIA is attempting to bring new and historic structures together. The committee urged the applicant to consider the human scale in the design of the proposed new buildings that will be adjacent to the historic structure. The committee also requested more structural details to understand what the proposed columns of the shade structure will look like and how they will connect to the canopy.
- b. This application was reviewed a second time by the Design Review Committee on June 11, 2013. At that meeting, the committee found that the proposed transit plaza will create a great public space. The committee recommended that ground level uplighting or tree-mounted downlights be used in the plaza rather than installing pole lights. The committee requested additional information about exactly what the proposed new buildings adjacent to the Viera Building at 230 N. Medina will look like upon returning for final approval. The committee noted that since their last meeting, steps have been taken to push the new construction back with respect to the Viera Building. The committee also noted that the northeast corner of the plaza is treated very differently from the southeast corner, discussing how that relates to the broader connectivity of the site and noting that the proposed light tower at the northeast corner should be tall enough to be seen from a distance. The committee suggested that the structure and details of the proposed canopies should be celebrated and made unique. The committee also noted that the applicant should be mindful of additional elements such as signage and timetables that will have to be installed in the plaza and how those will relate to the structure.
- c. This request received conceptual approval from the HDRC on June 19, 2013, with the following stipulations: (1) that some indication of additional signage and timetable elements that will be installed beneath the shade structure be provided for final approval; (2) that more detailed information about the proposed light tower and its potential impact on neighboring properties be provided; and (3) a copy of any archaeological report produced with reference to the historic acequia that ran through this site be provided to OHP.
- d. In accordance with one of the approved stipulations, the proposed signage for this project was reviewed by staff and one member of the Design Review Committee on July 23, 2013. At that meeting, the committee member noted that the proposed decorative panels that are proposed to be installed around the plaza are appropriate. There was discussion about how the historic acequia on the site will be interpreted. Staff noted that information regarding the proposed illumination method for the signage should be provided once it has been developed.
- e. The Alazan Acequia historically ran through the proposed plaza site in the north-south direction toward the western edge of the site. Staff finds the applicant's proposal to reference the acequia through the use of a lateral strip of porous paving through the site to be appropriate.

- f. The applicant has indicated that exploration will be performed prior to beginning construction in an effort to determine the exact location of the historic acequia. An archaeological report is being created and a copy will be provided to OHP upon its completion.
- g. Staff finds that retaining and restoring the existing Viera/Washington Hotel Building at 230 N. Medina is appropriate.
- h. The applicant has requested approval to demolish existing structures on five of the parcels on this block. All of the structures in question have been determined by the Office of Historic Preservation to be non-contributing to the Cattlemans Square Historic District.
- i. The proposed new large canopy structure and arbor have been laid out and oriented in such a way as to preserve view corridors to the historic International & Great Northern building at 123 N. Medina, in keeping with the Secretary of the Interior's Standards for Rehabilitation number 10.
- j. Since the plaza is entirely surrounded by city streets, there is no rear portion of the structure. However, the orientation of the roof, which slopes down toward the center will allow the proposed solar installation on the southern portion of the shade structure to be largely hidden from view from public right of way, consistent with the Historic Design Guidelines for New Construction, Section 7.C.i.
- k. The proposed light tower will be at the intersection of N. Frio St. and W. Travis St. The other corners of this intersection contain parking areas for nearby businesses and one apartment complex. Staff finds that placing a light tower at this location will have minimal impact on neighboring properties, provided the light is directed and shielded, consistent with the UDC Section 35-392, referenced above.
- l. The proposed light tower is intended to help identify this large transit hub from the interstate and is appropriately placed to do so.
- m. The additional information provided by the applicant pertaining to the proposed light tower meets the stipulation regarding this element approved by the HDRC on June 19, 2013.
- n. The proposed Primo canopy that will be constructed over N. Medina St. is pulled back from the historic I&GN Station so as to preserve views of that structure's iconic dome and parapet walls, consistent with the Secretary of the Interior's Standards for Rehabilitation numbers 9 and 10.
- o. Additional information about the proposed new buildings at the northwest corner of the site has been provided by the applicant, consistent with their conceptual approval. Staff finds that the placement of these structures is respectful of the existing historic building at 230 N. Medina. The new buildings will not attach directly to the historic structure and step back to help maintain views of that building, consistent with the Historic Design Guidelines for New Construction, Section 1.A.i.
1. Staff recommends approval based on findings d through m with the stipulation that a copy of any archaeological report produced with reference to the historic Acequia that ran through this site be provided to OHP based on findings e and f.
 2. Staff recommends approval as submitted based on findings j and n.
 3. Staff recommends approval as submitted based on finding o.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Connor to approve based on findings d through m with the stipulations that a copy of any archaeological report produced with reference to the historic Acequia that ran through this site be provided to OHP based on findings e and f.

AYES: Cone, Judson, Laffoon, Zuniga, Shafer, Connor

NAYS: None

RECUSED: Guarino

THE MOTION CARRIED.

13. HDRC NO. 2013-357

Applicant: Ann McGlone

Address: 308 W. Summit Ave.

The applicant is requesting conceptual approval to:

1. Construct a two story addition to the west side of the existing rear detached accessory building. The proposed west addition will include a carport at ground level and an enclosed space above. Exterior stairs are proposed to be constructed on the west side of the addition.
2. Construct a two story addition to the east side of the existing rear detached accessory building. The proposed addition will be constructed on an existing concrete slab and will have a small, second floor balcony on the east side with French doors on both the first and second floors.
3. Construct a link between the existing accessory building and the main house. The applicant proposes to connect the two structures through a two story height addition to the rear of the main house, attaching to the proposed east addition to the garage building. Since the main house is elevated, the proposed connection between the house and the garage will include stairs leading down to the ground floor of the garage and up to the second floor of the garage. This connection will have a stucco wall that steps up as it extends toward the garage. The existing curved garden wall between the buildings will be left in place and the existing gate will be replaced with a door into the proposed addition.

FINDINGS:

- a. This application was reviewed by the Design Review Committee on October 23, 2013. At that meeting, the committee noted that the proposed additions to the garage will not be highly visible from the street due to the orientation of the garage and the existing landscape. Staff noted concern about connecting the main house to the addition and some suggestions were made about ways to keep the main mass of the connection closer to the garage and opening the connection with more windows. The committee found that the massing of the proposed additions is appropriate and that the proposed connection could potentially be removed in the future.
- b. The home at 308 W. Summit first appears on the 1911-1950 Sanborn map. According to this map, the footprints of the main house and the garage have not changed substantially. A side porch on the main house was enclosed at some point and a rear addition was constructed.
- c. According to the Monte Vista Historic District survey, this home and carriage house were constructed in 1920, built by Coleman & Jenkins. Both structures were identified as contributing resources to the district and the home is listed as being in the Craftsman style with Spanish Eclectic influences.
- d. The adjacent lot to this property, at the corner of W. Summit and Belknap Place, contains a landscaped green space.
- e. The home at 308 W. Summit is at a lower elevation than the corner green space, making it difficult to see from Belknap Place. The landscaping around 308 W. Summit is fairly lush as well.
- f. Only a portion of the existing rear garage is visible from the street and, while the proposed west addition would be visible from the public right-of-way, the proposed east addition and the proposed connection with the main house would be almost entirely concealed from view due to their placement on the site and the exiting vegetation.
- g. The proposed additions will more than double the existing footprint of the garage, which is not consistent with the Historic Design Guidelines for Additions, Section 1.B.iv. However, this garage has a fairly modest footprint in relation to the footprint of the home.
- h. The existing detached garage does not comply with current rear yard setbacks and the proposed additions would require variances in order to be constructed as submitted as they also encroach on the rear and side yard setbacks.

i. The proposed additions will use materials consistent with the existing structures on the site. While the detailing on the additions is proposed to match the existing building, an offset will be incorporated to visually reference the extent of the original building, in keeping with the Historic Design Guidelines for New Construction, Sections 1.A.iv and 3.A.i.

j. Throughout the Monte Vista Historic District, the typical pattern of development has one primary structure and detached accessory structures or garages on each property. The proposal to connect the existing garage to the main house will alter the spatial relationships and the essential form and integrity of the historic buildings on this property. It is not consistent with the Secretary of the Interior's Standards for Rehabilitation number 2.

k. As presented, the proposed connection between the main house and the garage is heavy and may alter the essential form and integrity of the property, which would not be in keeping with the Secretary of the Interior's Standards number 10.

l. According to the Guidelines for Additions 1.B.v., the height of new additions should be consistent with the height of the attached structure. Given that the primary structure is a single story, a connection that is only a single story would be most appropriate and consistent with this guideline.

1 & 2. Staff recommends approval as submitted based on findings f and i.

3. Staff does not recommend approval as submitted based on findings j through l. Staff recommends the project is referred to an onsite visit to better assess the impact of the proposed connector piece.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Shafer to refer to a site visit.

AYES: Cone, Judson, Laffoon, Guarino, Zuniga, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

14. HDRC NO. 2013-358

Applicant: The Sign Spot, Ernesto Zatarain

Address: 926 S. Alamo

The applicant is requesting a Certificate of Appropriateness for approval to install a 7'2"x8'1" double sided freestanding sign. The proposed sign will have a green background with yellow routed out dimensional letters mounted on MDO panels.

FINDINGS:

a. Consistent with the Guidelines for Signage 1.A.i, signs should not exceed 50 sq. ft. The proposed sign will be a total of 112 sq. ft. which is not consistent with the guidelines. New signs should complement rather than compete with the character of a historic building and the surrounding district. Although the overall design of the proposed sign is appropriate for a historic district, its size will overwhelm the historic structure.

b. Freestanding signs should be limited to no more than six feet as stated in the Guidelines for Signage 4.B.i. The proposed sign is not consistent with the guidelines.

Staff does not recommend approval as submitted based on the findings above. Staff recommends a projecting arm sign rather than the two post style proposed that is less than 50 sq. ft. total and no taller than 6 ft.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Guarino to approve revised drawings submitted on November 5, 2013.

AYES: Cone, Judson, Laffoon, Guarino, Zuniga, Shafer, Connor
NAYS: None

THE MOTION CARRIED.

15. HDRC NO. 2013-311

Applicant: Patrick Wheeler

Address: 323 Bushnell

The applicant is requesting a Certificate of Appropriateness for approval to expand the existing asphalt driveway at 323 Bushnell an additional 10 feet to the west. An existing mature mesquite tree and small palm will be removed for the driveway.

FINDINGS:

a. The house at 323 Bushnell was constructed circa 1926 in the Spanish Eclectic style. The house is located on a large lot which has a large, open lawn. The existing driveway runs along the western property line and has an approximate 15-foot curb cut at the street. It is unknown whether this is the original driveway configuration. Sanborn maps indicate that the property was likely originally accessed by a rear alley.

b. According to the Guidelines for Site Elements 5.B.i, driveways should maintain a similar configuration to those historically found within the district. Typically, driveways in the Monte Vista Historic District are no wider than 10 feet. Neighboring properties to 323 Bushnell also feature similar driveways. Expanding the driveway beyond the existing width would not be consistent with this guideline.

Staff does not recommend approval based on finding b.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Laffoon to approve with the stipulations that only the western edge be expanded, that grasscrete or pervious hardscape be used, and that the new curb follow the curve of the existing driveway.

AYES: Cone, Judson, Laffoon, Guarino, Zuniga, Shafer, Connor
NAYS: None

THE MOTION CARRIED.

16. HDRC NO. 2013-266

Applicant: Jim Poteet, Poteet Architects

Address: 322 Washington

The applicant is requesting a Certificate of Appropriateness for approval to clad the external chimney at 322 Washington in standing seam metal. This is a revision to a previous approval for this property to clad the chimney in brick veneer.

FINDINGS:

a. A request for exterior alterations and additions to the house at 322 Washington was approved by the HDRC on February 1, 2012. Drawings submitted at that time by the applicant illustrate the ashlar stone chimney as being replaced by new brick veneer.

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b. Staff determined the house at 322 Washington to be non-contributing to the King William Historic District prior to work which constituted the removal of a non-original porch in 2006. It was moved to its current location in the 1950's. Although this property has been determined to be non-contributing, materials that are visible from the right-of-way should be appropriate for the district and consistent with the Historic Design Guidelines.

c. According to the Guidelines for Exterior Maintenance and Alterations 4.B.iii, new metal features should occur in instances where there is historic evidence or should reflect the architectural style of the building. The proposed standing seam cladding on the chimney does not have a historic precedent and is not related to the architectural style of the building.

d. Standing seam metal, although commonly used as a roofing material for homes in the King William Historic District, was not historically used as a cladding material for chimneys and is generally not an appropriate application.

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

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Shafer to approve material as installed.

AYES: Cone, Judson, Laffoon, Guarino, Zuniga, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

17. HDRC NO. 2013-353

Applicant: Mark and Skadi Tirpak

Address: 415 Furr

The applicant is requesting a Certificate of Appropriateness for approval to replace an asphalt shingle roof with standing seam metal. The proposed roof will be galvalume, will not incorporate a ridge cap vent and will follow the specifications set by the Historic Design Guidelines.

FINDINGS:

a. The house at 415 Furr was built ca. 1930 in the Tudor Revival style.

b. Consistent with the Guidelines for Exterior Maintenance and Alterations, metal roofs should be used on structures that historically had metal roofs or when appropriate for the style or construction period.

c. There is no evidence that the house originally had a metal roof. As shown on the 1911-1951 Sanborn Maps, the house originally had a wood shingle roof. The 1911-1952 Sanborn Map, shows a composition roof.

d. Tudor Revival style houses typically have shingle roofs. Although the proposed roof is consistent with the guidelines and appropriate for a historic application, it is not compatible with the Tudor Revival style of the house.

Staff does not recommend approval based on the findings above.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Judson to approve with the stipulation that the munch seam detail be used at the ridge.

AYES: Cone, Judson, Laffoon, Guarino, Zuniga, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

18. HDRC NO. 2013-356

Applicant: Tina M. Palmer

Address: 531 Devine St.

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

1. Replace wood drop siding with hardi board siding;
2. Install a 6' cedar privacy fence flush with the front plane of the house at 531 Devine;
3. Install new concrete porch stairs;
4. Remove front door and infill with matching wood siding;
5. Remove front porch column pedestals;
6. Remove front porch railing and baluster;
7. Install column-mounted light fixtures; and
8. Replace secondary entry with new doorway to include sidelights.

FINDINGS:

- a. The applicant received administrative approval from staff on December 10, 2012, to perform foundation repair and replace non-original skirting with a smooth finish hardi board product. The house at 531 Devine originally featured a wainscot with wood drop siding. The drop siding was completely removed and replaced with faux wood grain hardi board in violation of the December 10 approval.
- b. Faux wood grain hardi board is not an in-kind replacement for wood drop siding and is not consistent with the Guidelines for Exterior Maintenance and Alterations 1.B.ii.
- c. The applicant received administrative approval from staff on December 10, 2012, to replace an existing backyard chain link fence with a new 6-foot cedar privacy fence. This request was approved with the stipulation that the new fence maintain the existing footprint of the chainlink fence which terminated behind the front plane of the primary structure. A backyard fence that is flush with this front plane is in violation of the December 10 approval and is not consistent with the Guidelines for Site Elements 2.C.i.
- d. The applicant received administrative approval on September 11, 2013, to replace a set of concrete stairs leading to the front porch. Current photos submitted by the applicant at that time indicated that a number of violations had occurred, particularly alterations to the front porch which had not received approval.
- e. Staff conducted a site visit on October 21, 2013, to collect photographs. Staff noticed that form boards for new, terraced concrete steps were installed centrally in front of the porch in violation with the September 11 approval. Although concrete is an in-kind replacement in this instance, the new design represents a modern aesthetic, and the location of the stairs is not consistent with the historic configuration of the porch.
- f. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i, historic doorway openings should be preserved. Filling in the original doorway is not consistent with this guideline.
- g. According to the Guidelines for Exterior Maintenance and Alterations 7.B.iii, porch elements such as columns should be preserved and only replaced with in-kind designs. Columns resting on pedestals are a character-defining feature often found in Craftsman designs and should be preserved.
- h. According to the Guidelines for Exterior Maintenance and Alterations 7.A.ii, existing balusters should be preserved. Their removal is not consistent with this guideline.
- i. According to the Guidelines for Exterior Maintenance and Alterations 5.B.iii, new light fixtures should be placed as to not distract from or damage historic facades. The proposed column-mounted lights are not consistent with this guideline.
- j. According to the Guidelines for Exterior Maintenance and Alterations 6.A.ii, original doorways should be preserved in place. The reconfiguration of the secondary doorway to include sidelights introduces a conjectural element that confuses the history of the property and should be avoided.

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1-8. Staff does not recommend approval based on findings a through j.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Guarino to grant denial of request items 1 – 8 based on findings a through j.

AYES: Cone, Judson, Laffoon, Guarino, Zuniga, Shafer, Connor
NAYS: None

THE MOTION CARRIED.

19. HDRC NO. 2013-360

Applicant: Caroline Felan

Address: 524 E. Mulberry

Postponed by the applicant.

20. HDRC NO. 2013-346

Applicant: Cory Neal

Address: 807 E. Magnolia

Postponed by the applicant.

21. HDRC NO. 2013-352

Applicant: Angel Lopez Rebollo

Address: 553 E. White

Postponed by the applicant.

22. HDRC NO. 2013-350

Applicant: Charles Schubert

Address: 109 Lindell Pl.

Postponed by the applicant.

23. HDRC NO. 2013-355

Applicant: Sid Simmonds

Address: 109 W. Hollywood

Withdrawn by the applicant.

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- 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 5:30P.M.

APPROVED

A handwritten signature in black ink, appearing to read 'Tim Cone', written over the word 'APPROVED'.

Tim Cone
Chair