

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
MARCH 19, 2014**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 A.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, Guarino, Zuniga, Valenzuela, Shafer, Feldman, Connor

ABSENT: Judson, Laffoon, Salas

- 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. 2014-077 | 1001 Burnet |
| 2. Case No. 2014-080 | 1506 E. Houston |
| 3. Case No. 2014-099 | 621 Nolan |
| 4. Case No. 2014-100 | 731 N. Palmetto |
| 5. Case No. 2014-021 | 230 Callaghan |
| 6. Case No. 2013-142 | 355 E. Kings Hwy |
| 7. Case No. 2014-094 | 2415 N. Main |
| 8. Case No. 2014-085 | 420 S. Alamo |
| 9. Case No. 2014-088 | 218 Furr Dr |
| 10. Case No. 2014-097 | 242 King William |
| 11. Case No. 2014-101 | 523 N. Colorado |
| 12. Case No. 2014-079 | 1417 W. Salinas |
| 13. Case No. 2013-342 | 215 E. Kings Hwy |
| 14. Case No. 2014-087 | 637 N. Main |
| 15. Case No. 2014-103 | 1601 Nogalitos |
| 16. Case No. 2014-027 | 339 Mary Louise |

Items 6, 10, 11, 12, and 15 were pulled from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

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

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

NAYS: None

THE MOTION CARRIED.

6. HDRC NO. 2013-142

Applicant: Samuel Avestas
Address: 355 E. Kings Hwy

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

Construct a new single-family residence on the vacant lot at 355 E Kings Hwy. The proposed residence is a two-story, Prairie Revival Style house with stone veneer, stucco and lap siding. An attached two-car garage is proposed with a driveway, set at an angle from the street. The driveway will be 11 feet wide and consist of pervious pavers. A terrace with wood trellis is proposed over the garage.

FINDINGS:

- a. This request received conceptual approval from the HDRC on June 19, 2013, with the following stipulations:
 1. That the driveway be no wider than 10 feet with a 12-foot apron at the street.
 2. That the garage be divided into two distinct bays.

3. That every effort should be made to further set back the garage from the front property line, or that an additional reveal be included on the southeast corner adjacent to the garage; and
4. That the remaining elevations are developed using a similar materials palette as the south façade.
- b. Updated drawings were submitted by the applicant on June 17, 2013, prior to the HDRC hearing. Those drawings were modified from previous submissions to address the stipulations that staff had identified. The current drawings are consistent with the June 17 submission.
- c. This request for final approval was heard by the HDRC on March 7, 2014. At that hearing the Commission voted to postpone the request to the next hearing date and encouraged the applicant to meet with the Monte Vista Historical Association in the meantime.
- d. This request was reviewed by the Design Review Committee on March 11, 2014. At that meeting, the committee found that the applicant had made some revisions based on neighborhood feedback and noted that the proposal was appropriate. The committee recommended final approval of the proposal. The Monte Vista Historical Association has not had a regularly-scheduled meeting since the March 7 HDRC hearing.
- e. As currently submitted the proposed driveway consists of pervious pavers and will be 10 feet wide with a 12-foot apron at the street. This meets stipulation 1.
- f. In regards to stipulation 2, the applicant has indicated that splitting the garage into two bays would increase its overall width. As a compromise, the width of the single, two-car garage door has been reduced to 16 feet. Materials for the door will be wood and glass configured to match the appearance of two separate bays. Staff finds this to be an appropriate compromise.
- g. In regards to stipulation 3, the submitted plans feature a garage that is set back with an additional reveal on the corner to further offset the garage from the front facade. Due to the site constraints of this irregularly-shaped lot, staff finds this to be an appropriate solution in keeping with this stipulation.
- h. The submitted plans incorporate quality materials on all sides of the building, consistent with stipulation 4.
- i. The proposed new construction references design elements of the Prairie style which is found within the Monte Vista Historic District. Staff finds that the proposed design is a contemporary interpretation of this style and is appropriate within the district.
- j. The proposed new construction is generally consistent with the Guidelines for New Construction in terms of building and entrance orientation, mass, scale, roof forms, fenestration patterns, materials and textures, and architectural details.

RECOMMENDATION:

Staff recommends approval as submitted based on findings b through j.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Connor to approve as designed and presented on March 19, 2014.

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

THE MOTION CARRIED.

10. HDRC NO. 2014-097

Applicant: Len Ambrosio
Address: 242 King William

The applicant is requesting Historic Tax Certification for 242 King William.

FINDINGS:

- a. The scope of work largely consists of restoration work that is eligible for administrative approval.
- b. Staff conducted a site visit on March 6, 2014, to examine the conditions of the property. Some interior work had begun. Overall, staff finds that the property is in need of extensive repairs and commends the applicant for undertaking its rehabilitation.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Staff recommends approval based on findings a through c.

COMMISSION ACTION:

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

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

NAYS: None

THE MOTION CARRIED.

11. HDRC NO. 2014-101

Applicant: Office of Historic Preservation

Address: 523 N. Colorado

The applicant is requesting a Finding of Historic Significance for the property at 523 N. Colorado. The structure on this property is a corner store, or tiendita, once common throughout San Antonio.

FINDINGS:

- a. The home at 523 N. Colorado appears on the 1911-1951 Sanborn map. It was constructed by 1935. At that time, there was also a residence on this property, which has since been demolished.
- b. This property exemplifies the typical early 20th century, small-scale commercial structures seen on the Westside of San Antonio.
- c. The Office of Historic Preservation is the applicant for this request. The Code Enforcement Division intends to move forward with a recommendation for demolition of this structure to the Building Standards Board. A Finding of Historic Significance would be the first step in providing protection for this structure against demolition.
- d. This property meets more than the three required criteria for landmark designation (cited above), as per UDC Section 35-607(b).

RECOMMENDATION:

Staff recommends approval of a Finding of Historic Significance for the structure at 523 N. Colorado based on findings b-d.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Valenzuela to approve a Finding of Historic Significance for the structure at 523 N. Colorado based on findings b through d.

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

NAYS: None

THE MOTION CARRIED.

12. HDRC NO. 2014-079

Applicant: Office of Historic Preservation

Address: 1417 W. Salinas

The applicant is requesting a Finding of Historic Significance for the house at 1417 W Salinas.

FINDINGS:

- a. This property meets more than the three required criteria for landmark designation (cited above), as per UDC Section 35-607(b).
- b. The Office of Historic Preservation is the applicant for this request. The Code Enforcement Division intends to forward a recommendation for demolition of both structures to the Building Standards Board. A Finding of Historic Significance would be the first step in providing protection for the structures against demolition.

RECOMMENDATION:

Staff recommends a Finding of Historic Significance for the house at 1417 W Salinas.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Valenzuela to approve a Finding of Historic Significance for the structure at 1417 W. Salinas based on findings a and b.

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

NAYS: None

THE MOTION CARRIED.

16. HDRC NO. 2014-027

Applicant: Annette Galloway

Address: 339 Mary Louise

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

1. Replace 10 original wood windows with faux-divided light vinyl windows of same dimensions; and
2. Repair and/or replace original wood screens as needed.

FINDINGS:

- a. The house at 338 Mary Louise was constructed in 1939, and features a number of large, one-over-one wood windows. Most of the original windows still feature a 6-over-6 wood screen.
- b. Staff performed a site visit on February 20, 2013. During that visit, staff observed extensive damage to the window frames and sills. It appeared that the framing would need to be fully replaced. In most cases, the windows themselves had deteriorated or missing glazing which resulted in the glass being loose. The windows had been caulked and painted shut over time. The applicant indicated that the windows were not operational and the cords were broken or missing in most cases. The sashes, however, were in sound condition. Staff determined that the windows could be repaired. Techniques for improving the energy efficiency of original windows, such as installing interior storm windows or window films, should be considered by the applicant.
- c. A number of original windows have been previously-replaced with vinyl windows, including four smaller windows on the front (street-facing) façade and several others on the side and rear of the house. In these cases, the frames had been altered to accommodate stock window sizes. Staff has no record of approvals for those replacements, but appears that they have been in place for a number of years. According to the applicant, the currently-requested replacements were selected to match these previously-installed replacement vinyl windows.
- d. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i., the size of original window openings should be preserved. The applicant has custom-ordered replacements with matching dimensions, consistent with this guideline.
- e. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., historic windows should be preserved. Replacement of original windows where repairs are feasible is not consistent with this guideline.
- f. According to the Guidelines for Exterior Maintenance and Alterations 6.B.iv. and 6.B.v., replacement windows should match originals in materials and light configuration. The proposed faux-divided light vinyl windows are not consistent with this guideline.
- g. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iv., historic window screens should be preserved in place. The applicant has indicated that the screens will be retained, consistent with this guideline.
- h. The utilization of the original wood screens would help to mitigate any negative impacts of the proposed vinyl replacements if approved.

RECOMMENDATION:

1. Staff does not recommend approval of window replacement based on findings b through f. Staff recommends repairs.
2. Staff recommends approval of repairing the window screens as submitted based on findings g and h.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Connor to deny item 1 based on findings b through f.

Approval of item 2 for repair of window screens as submitted based on findings g and h.

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

NAYS: None

THE MOTION CARRIED.

17. HDRC NO. 2014-090

Applicant: William Steven Ryherd

Address: 1214 Willow

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

1. Remove the existing stucco siding to expose the original wood siding underneath.
2. Relocate three existing wood windows to the front of the home. Two wood windows that are currently located on a side addition will be relocated to the front façade of the home, replacing two non-original windows. One wood window is proposed to be relocated to an existing opening on the front porch, to the right of the front door.
3. Replace the remaining windows on the sides and rear of the home with new vinyl, double pane windows with faux divided lights.
4. Remove one existing window at the front porch to the left of the front door, remove two existing windows at the rear of the house on either side of the back door, and remove a bank of three non-original metal windows on the rear of the home. The windows at the rear of the home were all installed when the added rear porch was enclosed.
5. Modify the front porch railing. Currently, the front porch has flared skirting and a solid railing above it. The applicant proposes to leave the skirting in place and install a short railing with simple pickets and a top rail, maintaining the same height as the existing.
6. Demolish the existing concrete front steps and replace them with simple wood steps.

FINDINGS:

- a. Staff performed a site visit to this property on March 12, 2014.
- b. The home first appears on the 1912-1951 Sanborn map. The previous map, from 1912 does not show a home on this parcel. On the 1912-1951 Sanborn map, this home had a small footprint and an inset front porch. The home was built in the Craftsman style.
- c. This home has been substantially modified from its original appearance with the installation of stucco over the original wood siding, the replacement of nearly all of the original windows with new windows of different materials and sizes, the enclosure of a rear porch with a different type of siding, and the construction of at least two additions to the side and rear of the home.
- d. Originally this home had wood siding and removing the existing stucco is appropriate and consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 1.B.i, to help restore it to a more historic appearance.
- e. Windows are character-defining features of historic homes. In this case, most of the windows on the house have been replaced previously. Presumably, the home originally had wood, one-over-one windows and the proposal to install the three existing wood one-over-one windows on the front façade of the home is appropriate to help restore the primary elevation of the home to what was likely its original appearance or closer to its original appearance.
- f. The proposal to replace the existing windows on the sides and rear of the home with new vinyl, faux divided light windows is not consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 6.B.iv, which encourages in kind replacement of windows deteriorated beyond repair. While the original windows are not in place, staff finds that wood, one-over-one windows would be an appropriate replacement for the existing.
- g. The existing window to the left of the front door does not appear to be original to the home. While it is visible from the street, it may have been a later alteration and not a historic feature of the structure.
- h. The five windows at the rear of the home that are proposed to be removed were part of a later modification to the home. Removing them will have very little impact on the appearance of the home.

- i. The existing front porch is deteriorated. Some elements are missing or in poor condition and the floor slopes considerably toward the northwest corner.
- j. The existing front porch railing is in poor condition. The proposal to install an open railing above the existing trim at the top of the skirting is appropriate for the style of the home in light of the condition of the existing railing.
- k. The existing front concrete steps are likely not original to the home. The proposal to replace them with new wood steps is appropriate and in keeping with the style of the home, consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 7.B.v.
- l. The new front steps should be no wider than 4 feet, consistent with the style of the home and the dimension of the front walkway.

RECOMMENDATION:

- 1 & 2. Staff recommends approval as submitted based on findings c, d and e.
- 3. Staff does not recommend approval as submitted based on finding f.
- 4 & 5. Staff recommends approval as submitted based on findings c and g-j.
- 6. Staff recommends approval based on finding k with the stipulation that the new porch steps be no more than 4 feet wide based on finding l.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Connor to deny item 1 based on findings b through f. Approval of item 2 for repair of window screens as submitted based on findings g and h.

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

THE MOTION CARRIED.

18. HDRC NO. 2014-092

Applicant: Steve Molnar

Address: 237 W. Mandalay Dr.

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

Replace the existing front porch. The wood front porch is built over a concrete slab. The wood porch floor boards are rotted. The applicant proposes to replace the floor boards with a composite material. The existing boards are 4" wide. The proposed composite boards are 6" wide. The applicant also proposes to replace the porch railing. Currently, the railing has 1"x4" pickets, space 1-1/2" apart. The proposed railing would have 1"x4" pickets alternating with 1"x2" pickets, spaced 1-1/2" apart. The stairs are also proposed to be replaced. The existing stairs are approximately 4' wide. The proposed new stairs will be 6'6" wide with wood hand rails to match those on the porch.

FINDINGS:

- a. The home at 237 W. Mandalay appears on the 1924-1950 Sanborn map. The home is a Craftsman bungalow with unique detailing at the porch.
- b. Based on the detailing of the existing front porch and the style of the home, it appears to be original to the home. The configuration of the existing baluster relates to the detailing under the front gable ends on the home. These are character-defining features of this home.
- c. If the porch floor boards are deteriorated beyond repair, staff finds that they should be replaced in kind and properly sealed, rather than replaced with a composite material, consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 7.A.iii. If the Commission finds that the use of a composite material is acceptable in this case, staff finds that the new material should maintain the same dimensions (1"x4") as the existing floor boards.

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d. The proposal to modify the existing baluster is not in keeping with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 7.A.ii. Staff finds that the baluster should be replaced in kind.

e. Adding a railing to the porch steps that will match the baluster will not detract from the appearance of the home and is consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 7.B.iv.

f. The existing porch steps are deteriorated and have settled away from the porch, making them hazardous. The proposal to replace them is appropriate, but the width of the steps should be maintained, consistent with the Secretary of the Interior's Standards for Rehabilitation, number 2. to widen the porch steps is not

RECOMMENDATION:

Staff does not recommend approval as submitted based on findings b, c, d and f. Staff recommends approval of the proposed railing at the front porch steps based on finding e. Staff further recommends that the porch floor boards and baluster be replaced in kind based on findings c and d and that the steps not be widened as proposed based on finding f.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Valenzuela to deny the applicants request as submitted. The applicant may rebuild the stairs in a different alignment but in the same existing proportion.

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

NAYS: None

THE MOTION CARRIED.

19. HDRC NO. 2014-082

Applicant: Adam Ochoa

Address: 214 W. Lullwood

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

Renovate and expand the existing one story rear, detached accessory building. The existing building has wood board and batten siding with sliding carriage house doors on the front façade. The applicant proposes to leave the south (rear) and east walls in place, expand the garage footprint to the west and the north, and create a second story. The proposed structure will be two stories with horizontal hardi board siding and a cross-gable, shingle roof. Currently, the garage is accessed from the front (street-facing) side. The applicant proposes to retain one garage door on this side of the structure and introduce two alley-facing, wood garage doors.

FINDINGS:

a. The home and accessory building at 214 W. Lullwood appear on the 1911-1950 Sanborn map. Since that time, a side addition has been added to the accessory building. According to the Monte Vista Historic District survey, the home was constructed in 1928 in the Tudor style. Both the main and accessory structures are identified as contributing to the district.

b. This block of W. Lullwood primarily has modest Tudor homes on the south side of the street, similar in scale to the home at 214. The homes on the north side of the block are somewhat larger and predominantly Spanish Eclectic in style. Most of the accessory structures on the south side of the block are single story and modest in scale.

c. The existing accessory building has wood board and batten siding. The main structure on this property has a stucco exterior.

d. In this proposal, two walls of the existing accessory building will be retained. The building's footprint will be expanded and a second story will be added to the building.

e. The condition of the existing accessory building is somewhat deteriorated. In the photos provided by the applicant and based on a site visit to the property, it appears that the roof over the main portion of the garage is sagging.

f. While the existing accessory building may have lost some of its historic significance due to its condition and an existing addition, staff finds that the proposal to expand it will make it too large for the site in relation to the existing historic home, which is not consistent with the Secretary of the Interior's Standards for Rehabilitation number 2.

g. The proposed footprint of the accessory structure is slightly larger than that it is currently, but the scale is greatly increased by adding the second story and a cross gabled roof. The accessory structure would no longer be visually subordinate to the primary structure, which is not consistent with the Historic Design Guidelines for New Construction Section 5.A.i.

h. A simpler side gabled roof form and the elimination of the front-facing gables, more in keeping with the current roof form of the garage, may help reduce the perceived scale of the proposed structure.

i. The existing carriage house, sliding doors appear to be in salvageable condition. Reusing them as overhead doors rather than replacing them altogether would be appropriate and consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 9.B.i. For the additional proposed garage door, staff finds that a wood replacement is appropriate.

j. Hardiboard siding is not recommended as a replacement for wood siding in the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 1.B.ii. In this case, much of the existing wood board and batten is deteriorated due to moisture issues. The use of hardiboard in this case may be appropriate for the garage, particularly if a vertically oriented board is used, similar to the siding that is currently in place.

RECOMMENDATION:

Staff does not recommend approval as submitted based on findings b and f-j. Staff recommends that the roof form be simplified based on findings g and h, that the existing carriage house doors be salvaged and reused if possible based on finding i, and that the exterior siding maintain a vertical orientation based on finding j.

COMMISSION ACTION:

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

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

NAYS: None

THE MOTION CARRIED.

20. HDRC NO. 2014-098

Applicant: Quick Signs

Address: 524 E. Houston

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

Install one canopy-mounted sign. The sign consists of two areas for text measuring 20" x 17' and 14" x 11' for a total requested square footage of approximately 35.5 square feet. The letters will be internally-illuminated with white plexi faces.

FINDINGS:

- a. The requested sign is similar to other approved signage at this building.
- b. The requested sign is consistent with the Guidelines for Signage 1.A. in terms of number, size, type and scale.
- c. According to the Guidelines for Signage 1.E.i, internal illumination should not be used. An externally-illuminated sign would be more consistent with this guideline.

RECOMMENDATION:

Staff recommends approval with the stipulation that the sign consist of externally-illuminated letters versus internally-illuminated based on finding c.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Connor to approve as submitted.

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

NAYS: None

THE MOTION CARRIED.

Break – 4:05-4:10 p.m.

15. HDRC NO. 2014-103

Applicant: Office of Historic Preservation

Address: 1601 Nogalitos

The applicant is requesting the review and recommendation for historical significance of the HEB store at 1601 Nogalitos in accordance with UDC Section 35-606.

FINDINGS:

- a. The H-E-B store at 1601 Nogalitos opened in 1945 and was touted as the “Store of Tomorrow” (San Antonio Light 3/30/1945). The advertisement for the new store noted “large parking space for your cars....extra large floor space for thousands of food items... spacious Vegetable and Fruit counters and the largest Meat refrigeration displays in San Antonio.” The southern portion of the building originally opened as the third Bruner’s Store (a department/clothing store) in October 1950 (San Antonio Light 6/25/1950). The article mentioned that it would “adjoin an enlarged H-E-B Food store.” The 1951 Sanborn map indicates that a rear addition had been added to the H-E-B store by that time. This is likely the “enlarged” H-E-B store that the article referred to. The Bruner building was designed by architects Phelps, Dewees, & Simmons. The former Bruner’s building has since been incorporated into the H-E-B store, which now occupies the entire space.
- b. The H-E-B store at 1601 Nogalitos is designed in the streamlined moderne style, reflected in flat roof, curved façade, and horizontal bands of glass blocks over the curved awning. Although modified with a contemporary H-E-B sign, the original vertical pylon at the entrance remains in place. The store has been enlarged by rear additions and by expansion into the adjoining 1950 Bruner Building, but the façade of the original portion of the building remains largely unchanged from its 1945 appearance.
- c. This property meets more than the three required criteria for landmark designation (cited above), as per UDC Section 35-607(b).
- d. The owner of the property has developed plans for a new store that incorporates the 1945 modern style façade. Staff finds that these efforts preserve the architecturally-significant portions of the building.
- e. In accordance with UDC Section 35-606(C)(3), the Office of Historic Preservation has provided a statement of significance for HDRC review and recommendation.

RECOMMENDATION:

Staff recommends HDRC support of the plans provided by the owner which incorporate the significant historic façade and restore original decorative elements. Staff does not recommend that further designation efforts are pursued with the stipulation that the plans are executed as submitted.

Jody Williams, San Antonio Conservation Society, read into the record a letter from President, Sue Ann Pemberton. The HEB Corporation is to be commended for thinking out of the box. The iconic façade of the original 1945 building will be retained to become a free-standing entrance feature. The new store will be constructed in back of it.

Susana Segura, stated the demolition permit should be denied and reconsiders the design of the store. The Westside Preservation Alliance has submitted a landmark application.

Graciela Sanchez, stated the community is upset with HEB. HEB should reconsider the design.

Choco Meza, District 5, stated Councilwoman Shirley Gonzales fully supports HEB.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Connor to recommendation for support of the plan provided by the owner which incorporates the significant historic façade and restore original decorative elements. No further designation efforts were recommended.

AYES: Cone, Zuniga, Valenzuela, Shafer, Feldman, Connor

NAYS: None

RECUSED: Guarino

THE MOTION CARRIED.

21. HDRC NO. 2014-061

Applicant: Tenna Florian

Address: 509 River Road

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

1. Construct a rear addition to the house with a footprint of approximately 950 sf;
2. Replace original steel casement windows with new aluminum casements of a similar light configuration;
3. Restore the original garage bay opening in the rear structure and install a new metal casement window in its place.

An existing mature tree behind the house will be removed to allow for the addition.

FINDINGS:

- a. This request was reviewed by the Design Review Committee on March 11, 2014. The proposed replacement windows were discussed. The committee members present stated that the existing windows are a character-defining feature of the house and that a sample would be need to determined whether the proposed replacements would be appropriate.
- b. The house at 509 River Road was constructed circa 1940 in the Colonial Revival style. The house is unique in its concrete block construction with steel casement windows. Although uncommon, similar examples of steel casement windows used in Colonial Revival architecture are found in both the River Road and Monticello Park Historic Districts.
- c. The proposed rear addition is consistent with the Guidelines for Additions in terms of scale, massing, form and materials. The applicant has indicated that a reveal detail will be incorporated between the original concrete block and new stucco in the addition consistent with the Guidelines for Additions 1.A.iv. Sufficient information in regards to the fenestration material and detailing has not been provided for approval of a Certificate of Appropriateness.
- d. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., original windows should be preserved in place. Although unusual for the style of the house, the steel casement windows are a unique character-defining feature to this home.
- e. Staff understands the concerns of the applicant for the energy efficiency of the steel casement windows, specifically with the level of heat conduction through the metal framing. Staff recommends that the applicant explore other options for reducing heat transfer through the windows such as installing internal storm windows or thermal shades.
- f. Enlarging the non-original opening on the garage structure to introduce a new window that is similar to those located on the property is consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.iv.
- g. Removal of the tree will require a tree permit from the City Arborist. Mitigation for its removal may be required.

RECOMMENDATION:

1. Staff recommends approval of the addition with the stipulation that the applicant provide detailed information regarding the proposed fenestration pattern and materials based on finding c.
2. Staff does not recommend approval of window replacement based on findings d and e.
3. Staff recommends approval of the garage window as submitted based on finding f.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to Approval of drawings submitted March 19, 2014.

Approval of in kind steel casement replacements as presented on March 19, 2014

Approval of item 3 as submitted based on finding f.

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

THE MOTION CARRIED.

22. HDRC NO. 2014-059

Applicant: Tenna Florian

Address: 134 Armour Pl.

The applicant is requesting conceptual approval to:

1. Replace original wood French casement windows with fiberglass clad wood replacements;
2. Construct a gabled dormer addition on the north (front) roof slope;
3. Construct a shed dormer addition on the east (side) roof slope;
4. Replace existing stucco with new stucco with sand finish;
5. Construct new carport/trellis structure;
6. Construct a wood deck on the east (side) façade;
7. Convert two existing window openings on the east (side) façade to divided-light French doors to access the new side deck; and
8. Install a new single-leaf divided light door to access the new side deck.

FINDINGS:

- a. This request was reviewed by the Design Review Committee on March 11, 2014. Generally, there was concern over the proposed replacement windows; the existing windows were found to be intact. The committee agreed that a front-facing dormer should be avoided. There was also concern over losing the existing stucco finish, which is unique to the house.
- b. The house at 134 Armour Place was constructed circa 1920 as a Tudor Revival cottage. The original windows to the house are wood French casement windows. Although generally uncommon, several examples of this type of window are found within the River Road Historic District.
- c. A site visit was performed by staff on February 7, 2014. Upon inspecting the windows, the frames and sills were found to be highly deteriorated and in need of repair. The windows themselves were not highly deteriorated, but some weathering had occurred. There appeared to be infiltration issues where the sashes meet, and many of the windows have been sealed shut. Staff finds that the windows can be repaired consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.iii.
- d. According to the Guidelines for Additions 1.B.iii, new dormer additions should be considered on non-primary facades. The addition of a front-facing dormer at this location would not be consistent with this guideline. The dormer proposed for the side roof slope, behind the main side gable of the house, would not impact the front façade and is more appropriate.
- e. This house features a trowel finish stucco. According to the Guidelines for Exterior Maintenance and Alterations 2.B.i., in-kind replacement for stucco is appropriate but should incorporate a similar texture and application technique as the original. Sand finish stucco would not be an in-kind replacement and is not consistent with the cottage style of the house.
- f. The proposed carport will be visually subordinate to the principal structure and will have the appearance of a traditional wood trellis from the street. This is consistent with the Guidelines for New Construction 5.A.i.
- g. The conversion of existing window openings into French doors on the east (side) elevation will not impact the appearance of the house from the street and maintains a similar fenestration pattern as existing, consistent with the Guidelines for Exterior Maintenance and Alterations. Similarly, the addition of the proposed single leaf door and deck will not impact the front façade and incorporates materials similar to those found in the house.

RECOMMENDATION:

1. Staff does not recommend approval of replacement windows based on finding c.
2. Staff does not recommend approval of the front dormer based on finding d. Additional dormers located behind the main side gable of the house should be explored first.
3. Staff recommends approval of the side dormer based on finding d.
4. Staff recommends approval with the stipulation that the new stucco implements a trowel finish with a similar pattern as the original stucco based on finding e.
- 5-8. Staff recommends approval as submitted based on findings f and g.

COMMISSION ACTION:

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

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

NAYS: None

THE MOTION CARRIED.

23. HDRC NO. 2014-096

Applicant: Elda Aleman

Address: 123 Delaware

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

Replace the existing wood one-over-one windows on this home with new vinyl windows and install a new front facing dormer window. The proposed new dormer window will be divided vertically into three sections.

FINDINGS:

- a. The home at 123 Delaware first appears on the 1912 Sanborn map.
- b. Windows are a significant character-defining of historic homes and should be restored if possible or replaced in kind when deteriorated beyond repair, consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 6.A.iii.
- c. The existing wood windows are one-over-one in configuration. Some of the proposed replacement windows maintain that configuration, while some have faux divided lights. Staff finds that the new windows should maintain a simple one-over-one configuration which is appropriate for the home.
- d. The existing windows are wood. If replacement of the windows is approved, the new windows should also be wood, consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 6.B.iv.
- e. The front-facing dormer likely had a pair of small windows. The single proposed window will alter the appearance of this feature which is not consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 6.B.iv.

RECOMMENDATION:

Staff does not recommend approval as submitted based on findings b-e. Staff recommends that the existing wood windows, including the front dormer be repaired and preserved in place.

COMMISSION ACTION:

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

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

NAYS: None

THE MOTION CARRIED.

24. HDRC NO. 2014-091

Applicant: Andrew Olguin, Geneve Mendoza

Address: 640 Leigh

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

Construct a new, two story residence on a vacant lot in the Lavaca Historic District. The proposed new structure will have a standing seam metal roof, stucco and cedar exterior. It has an attached garage on the front of the structure with a recessed front entrance. Fixed, vinyl windows are proposed on the majority of the structure.

FINDINGS:

- a. The lot at 640 Leigh is within the Lavaca Historic District and is currently vacant. This block of Leigh faces a vacant piece of land. The two lots immediately to the east of 640 Leigh contain one story historic homes. There is a vacant parcel directly to the west and a new two story home to the west of that. Overall, the context of this block is not consistent in terms of development.
- b. While the immediate context is not consistent in terms of scale, the majority of the historic homes on this block of Leigh maintain a similar lot coverage. The proposed new structure will cover the bulk of this lot which is not consistent with the Historic Design Guidelines for New Construction, Section 2.D.i.
- c. The incorporation of a front-loaded garage on the front of the home is not consistent with the Historic Design Guidelines for New Construction Section 5.A.i, which recommends keeping garages and outbuildings subordinate to the principal structure. Traditionally, garages and accessory buildings would have been detached from the primary structure and set at the rear of the property. While a detached garage may not be feasible on this property due to its size and orientation, staff finds that the garage should be recessed to be less of a visually dominant element from the public right-of-way.
- d. The proposed roof form incorporates hipped elements and single slope portions at different pitches and heights. Staff finds that a simpler overall roof form would be more appropriate and would not draw attention away from the surrounding historic structures.
- e. The use of cedar on the primary elevation of the proposed home is appropriate and relates to the surrounding historic homes, consistent with Historic Design Guidelines for New Construction, Section 3.A.i. The use of stucco on portions of the structure and standing seam metal roofing is consistent with the Historic Design Guidelines for New Construction, Sections 3.A.i and 3.A.iii.
- f. While there are two story structures on the 600 block of Leigh, the majority of the existing homes are one story. The proposed structure will be taller. If the roof form were simplified to be more consistent with existing design guidelines, the perceived scale of the proposed new structure may be reduced, helping it relate to the surrounding properties.
- g. Several window types and configurations are proposed. Staff finds that they should be simplified to be more appropriate for the area and more consistent with the Historic Design Guidelines for New Construction, Section 2.C.i.
- h. The proposed structure incorporates a front porch with a front-facing entry. The proposed porch can be seen as a contemporary interpretation of a traditional front porch and balcony, consistent with the Historic Design Guidelines for New Construction, Section 4.A.iii. Staff finds however, that the front porch should become a more visually dominant element on the front façade of the home.
- i. The proposed new driveway is approximately 20 feet wide and will cover roughly half of the front yard which is not consistent with the Historic Design Guidelines for Site Elements, Section 5.B.i. A 10 foot wide driveway and curb cut is recommended.
- j. A concrete driveway wider than 10 feet is not appropriate for this property. If a wider driveway is needed, staff finds that the use of pervious materials may be more appropriate and less visually obtrusive.

RECOMMENDATION:

Staff does not recommend approval as submitted based on findings b-i. Staff recommends that the roof form, fenestration pattern, garage orientation, and driveway dimension and design be revised to be more consistent with the adopted design guidelines.

COMMISSION ACTION:

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

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

NAYS: None

THE MOTION CARRIED.

25. HDRC NO. 2014-095

Applicant: Robert Morehead III

Address: 514 Madison

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

1. Install a front yard gate approximately measuring approximately 65" tall. The gate will feature a pointed arch motif and incorporate wood and corrugated metal.

2. Install two, side yard gates located on either side of the house at 514 Madison. The side gates will be no taller than 6 feet and incorporate wood and corrugated metal.

FINDINGS:

- a. The use of corrugated metal as a fencing material is prohibited by UDC Section 35-514(a)(6)d.
- b. As submitted, the front yard gate exceeds the maximum permitted fence height established in UDC Section 35-514(d)(1). The gate must be no taller than 4 feet and predominately open. The two side yard gates comply with this section.
- c. The use of corrugated metal does not relate to the materials or style of the main house and is not material that is found historically within the King William Historic District. This is not consistent with the Guidelines for Site Elements 2.B.i and 2.B.v. That applicant should consider wood as a construction material.
- d. According to the Guidelines for Site Elements 2.B.i., the design of new fencing should respond to the design of the main house. The pointed arch motif used in the proposed gate is common to the Gothic Revival style. The house at 514 Madison does not feature any Gothic Revival detailing. The use of Gothic Revival detailing in the gate design is not consistent with this guideline.

RECOMMENDATION:

- 1. Staff does not recommend approval based on findings a through d.
- 2. Staff recommends approval of the side yard gates with the stipulation that corrugated metal is not used as a material based on finding a.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Valenzuela to deny item 1 based on findings a through d.

Approval of item 2 with the stipulation that corrugated metal is not used as a material based on finding a.

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

NAYS: None

THE MOTION CARRIED.

26. HDRC NO. 2014-089

Applicant: Carlos Barajas, TCI

Address: 1311 S. Alamo

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

Expand the existing curb cut for the driveway at 1311 S Alamo from 14 feet to 25 feet.

FINDINGS:

- a. A previous request for the addition of a circular driveway at this property was reviewed by the HDRC on August 21, 2013. Staff did not recommend approval of that request. The applicant, who is the owner of the property, withdrew the request at the public hearing. The current request is being made the Transportation and Capital Improvements department, on behalf of the property owner, and will be done as part of the S Alamo Street improvements project.
- b. According to tax records, the house at 1311 S. Alamo was constructed in 2005. Although it is not a contributing property to the King William Historic District, new site elements on any property within a historic district should be consistent with the Historic Design Guidelines, especially along the pedestrian right-of-way.
- c. According to the Guidelines for Site Elements 5.B.i, new driveways should be similar to those typically found within the district. Homes in the King William Historic District typically do not feature two-car driveways. These types of driveways are not appropriate for use in a historic district unless there is a strong precedent.

d. According to the Guidelines for Site Elements 5.B.ii, adding new curb cuts should be avoided. The current request expands upon an existing curb cut and does not introduce a new one.

e. According to the applicant, property conditions at 1311 S Alamo require the property owner to back out of the driveway onto S Alamo, creating an unsafe condition. The existing parking pad at 1311 S. Alamo appears to be large enough for a vehicle to turn around. It is unclear how a wider curb cut would improve the turning area within the property. The applicant may present additional information at the public hearing that illustrates an unsafe condition.

f. If the wider curb cut is approved in the public right-of-way, the proper owner will be responsible for applying to the HDRC for any additional alterations, including changes to the paving, fencing and gate.

RECOMMENDATION:

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

COMMISSION ACTION:

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

AYES: Cone, Guarino, Zuniga, Valenzuela, Shafer, Feldman, 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 6:00 P.M.

APPROVED



Tim Cone
Chair

