

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
SEPTEMBER 02, 2015**

- 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 Guarino, Chair and the roll was called by the Secretary.

PRESENT: Guarino, Connor, Laffoon, Cone, Lazarine, Feldman, Judson

ABSENT: Valenzuela, Rodriguez, Zuniga, Salas

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

The Commission then considered the Consent Agenda which consisted of:

- | | |
|----------------------|---------------------------------------|
| 1. Case No. 2015-346 | N. San Saba from Houston to W. Travis |
| 2. Case No. 2015-284 | 315 Lamar |
| 3. Case No. 2015-333 | 120 9 th Street |
| 4. Case No. 2015-334 | 318 Mission St. |
| 5. Case No. 2015-338 | 138 E. Agarita |
| 6. Case No. 2015-340 | 107 Crofton |
| 7. Case No. 2015-341 | 327 Cedar |
| 8. Case No. 2015-343 | 268 W. Mariposa |

Item 2 was pulled from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

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

AYES: Guarino, Feldman, Lazarine, Cone, Laffoon, Connor, Salas

NAYS: None

THE MOTION CARRIED.

2. HDRC NO. 2015-284

Applicant: Oscar Santana

Address: 315 Lamar St.

The applicant is requesting a Certificate of Appropriateness for approval to construct a two story single family house on a vacant lot. The proposed house will have an attached garage. The structure will be clad in hardi plank siding with an asphalt shingle roof at the main house and standing seam metal at the front porch.

FINDINGS:

- a. This request was heard by the Historic and Design Review Commission on July 15, 2015. At that hearing, the applicant addressed staff’s recommendations and was referred to the Design Review Committee. This request was reviewed by the Design Review Committee on July 21, 2015, where committee members commented that the proposed new construction should relate to other neighborhood structures regarding height, garages and porch columns. Committee members also expressed concern over the proximity of the proposed driveway to the existing tree canopy and the configuration of a curb cut.
- b. This case was heard a second time by the Historic and Design Review Commission on August 5, 2015, where it was referred a second time to the Design Review Committee. On August 11, 2015, the DRC viewed two propose designs for the front façade regarding the proposed setback and detailing of the second story mass. Members of the Design Review Committee noted that Option A was the most appropriate.
- c. Staff previously noted various elements with the new construction that were not consistent with the Guidelines for New Construction. These elements and comments included that the mass of the two story addition should be set back toward the rear of the structure, the use

of materials be simplified throughout, fenestration patterns along the sides and rear be revised to be more consistent with historic facades, architectural details be simplified, the garage should be detached to be more consistent with the neighborhood pattern, provide information regarding landscaping, fencing and mechanical equipment and window and door specification be supplied to staff. The applicant has revised the design of the new construction and has met many of staff's recommendations.

- d. Consistent with the Guidelines for New Construction, new buildings should align with front facades of adjacent buildings when a consistent setback is established. Houses along the north side of Lamar Street have front setbacks that range between approximately 30ft to 60ft. The proposed house is consistent with the guidelines.
- e. As recommended by the Guidelines for New Construction, new buildings should have a height and overall scale consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%. The 300 block of Lamar Street is predominantly composed of one story houses. Only three two-story houses exist on the block. In addition, the single story houses across from the proposed site are very small and the proposed design will overwhelm the scale of these structures in height and scale. Addressing the overall height as well as the height of the ridge line could potentially present a more appropriate design.
- f. At this time, the applicant has provided staff with an updated front façade elevation, Option A, which has separated the levels of the façade through the extension of the proposed roof overhang and modifications to the detailing of the mass above the first level front porch. Staff finds that this presents the second level mass in a more recessed manner.
- g. According to the Guidelines for New Construction, foundations should align within one foot of floor-to-floor heights on adjacent historic structures. The proposed design has a raised foundation and is consistent with the guidelines.
- h. As recommended by the Guidelines for New Construction, new roof forms should be consistent with those predominantly found on the block in pitch, overhangs, and orientation. The proposed roof is consistent with other historic roofs in pitch and orientation. The applicant has simplified the overall composition of the roof to relate more to those found throughout the district. This is consistent with the Guidelines.
- i. Consistent with the Guidelines for New Construction, window and door openings should have a similar proportion of wall to window space as typical nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The proposed fenestration pattern along the front of the house is consistent with the guidelines. The applicant has revised original documents to include windows on the rear façade which is consistent with the Guidelines.
- j. According to the Guidelines for New Construction, materials that complement the type, color, and texture of materials traditionally found in the district should be used. The applicant has proposed cement board siding and has revised the original design to include uniform siding dimensions throughout.
- k. Consistent with the Guidelines for New Construction, new buildings should be of their time while respecting the historic context. In addition, consistent with the Secretary of the Interior Standards for Rehabilitation #3, changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, should not be undertaken. The applicant has addressed the proposed column design with the Design Review Committee as well as the Historic and Design Review Commission.
- l. As recommended by the Guidelines for New Construction, new outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing, and form; no larger in plan than 40 percent of the principal historic structure footprint; and relate to the period of construction of the principal building through the use of complementary materials and simplified architectural details. The proposed garage is consistent with the guidelines in height, mass, form and details.
- m. According to the Guidelines for New Construction, the predominant garage orientation found along the block should be matched. Garages attached to the primary structure should be avoided were not historically used. Garages within the Dignowity Hill Historic District are typically detached, located behind the main structure, and accessed through a front linear driveway or an alley. The applicant has proposed to construct a detached garage at the rear of the property, consistent with the Guidelines.

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

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone to approve option A as submitted.

AYES: Guarino, Connor, Laffoon, Cone, Lazarine, Feldman, Judson

NAYS: None

THE MOTION CARRIED

9. HDRC NO. 2015-345

Applicant: Scott Carpenter/Seventh Generation Design

Address: 321 E. Locust

Withdrawn at the request of the applicant.

10. HDRC NO. 2015-240

Applicant: Logan Fullmer

Address: 532 Dawson

The applicant is requesting for conceptual approval to construct four detached, single family units.

FINDINGS:

- a. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- b. The request was heard by the Historic and Design Review Commission on June 17, 2015, where it was referred to the Design Review Commission to address inconsistencies with the Historic Design Guidelines regarding visual transitions, density and building step-downs.
- c. This request was reviewed by the Design Review Committee on June 23, 2015, where committee members voiced their concerns regarding lot coverage and architectural detailing as well as commented on the need for the applicant to revise the existing site plan and units to reduce the level of visual density presented at that time.
- d. This request was reviewed a second time by the Design Review Committee on July 7, 2015, where the applicant presented a revised site plan as well as revised architectural detailing. Overall the applicant received positive feedback from the DRC.
- e. This request was reviewed a third time by the Design Review Committee where the current design with four residential units was proposed. At the meeting, DRC members noted improvements in proposed density and massing and overall were receptive of the proposed design.
- f. The applicant has previously proposed five, detached single family units on the vacant lot at the corner of Dawson and N Mesquite, however, at this time the applicant is proposing four, detached single family units. The applicant has aligned the corner unit in a manner which is generally consistent with the setback of the historic structures found along Dawson. On N Mesquite, the applicant has aligned the front most façade elements of each structure to be consistent with the setback existing setbacks on this blockface. This is consistent with the Guidelines for New Construction 1.A.i. and ii.
- g. The applicant has proposed for each new structure to be two stories tall. While there are examples present of two story residential structures in the Dignowity Hill Historic District, the majority of the houses in the vicinity of this site are one story structures. When the height of new construction exceeds that of the surrounding historic structures, a step-down in building height should be used to provide a visual transition between the taller, new construction and the surrounding historic structures. The applicant has introduced some features to meet this requirement including single height front porches and contemporary side carports that are at a more traditional height, however, staff recommends the applicant continue to introduce architectural elements that provide a clear and evident visual transition potentially through an upper and lower level that does not share the same massing.
- h. The applicant has proposed for each structure to feature either a front gabled roof or a front hip on gable roof. This is consistent with the Guidelines for New Construction 2.B.
- i. The Guidelines for New Construction 2.D. in regards to lot coverage states that new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio and that the building footprint for new construction should be no more than fifty (50) percent of the total lot area unless adjacent historic buildings establish a precedent with a greater building to lot ratio. Previously, the applicant had proposed to construct five units presenting concern from staff regarding the overall amount of lot coverage throughout the development, however, with four units, staff finds that the applicant has presented an overall lot coverage that is not only consistent with the Guidelines, but also appropriate with the historic examples provided throughout the Dignowity Hill Historic District.
- j. The applicant has proposed materials that include cement fiber board, a standing seam metal roof and Pella Impervia fiberglass windows. Both the cement fiber board siding and standing seam metal roofs are both appropriate and consistent with the Guidelines for New Construction 3.A., however, the proposed fiberglass windows present both a material and profile that is not comparable with those found throughout Dignowity Hill. The applicant's proposal to install fiberglass windows is not consistent with the Guidelines.

k. Incorporated into two of the proposed four structures, the applicant has proposed front porches which include contemporary interpretations of a front gabled roof incorporated into a front porch. On the third proposed structure, the applicant has incorporated an inset front porch, also a contemporary interpretation of front porches found historically throughout the district and on the corner structure the applicant has proposed a contemporary wrap around front porch. This is consistent with the Guidelines for New Construction 4.A.

l. Regarding window fenestration of the proposed unit which fronts Dawson, staff finds that an additional window opening beneath the porch is needed to reduce the existing amount of wall space. Traditionally, a front door would accompany a window, particularly in a front porch setting as is proposed.

m. The applicant has not specified a specific location for mechanical equipment at this time. The applicant is responsible for complying with the Guidelines for New Construction 6.A. and B. in regards to the placements and screening of mechanical equipment.

n. At various locations the applicant has proposed rear wood privacy fences to be approximately six feet in height to separate the proposed units from themselves and adjacent lots. The applicant will be responsible for complying with the Guidelines for Site Elements 2. B. and C. in regards to the final design and materials of fences and walls.

o. The applicant has provided a perspective noting proposed landscaping elements including proposed mulch beds with shrubbery, front yard turf and crushed gravel or granite which will be the predominant front yard landscape material. While crushed gravel or granite is appropriate in delicate quantities, the Guidelines for Site Elements 3.B.iii. states that rock mulch and gravel should not be used as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design. Staff recommends that the applicant adhere to the Guidelines regarding an appropriate site design. In addition to the Guidelines for Site Elements, staff recommends that the applicant refer to the UDC Appendix E: San Antonio Recommended Plant List – All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods.

p. The applicant has provided a tree survey locating all existing trees on the property. This is consistent with the Historic Design Guidelines for Site Elements 3.D. as well as the UDC Section 35-525 in regards to tree preservation.

q. According to the Guidelines for Site Elements 5.B.i., historic driveways are typically no wider ten (10) feet in width. The applicant is responsible for complying with these Guidelines regarding the width of the proposed driveways.

Staff recommends conceptual approval of the proposed setbacks, building placement, proposed roof form and proposed front porch designs. Staff recommends that the applicant address the following items prior to returning to the HDRC.

- i. Introduce architectural elements that provide a clear and evident visual transition potentially through an upper and lower level that does not share the same massing.
- ii. Incorporate wood windows into the proposed design to be consistent with the Historic Design Guidelines as well as complement the materials of windows found throughout the district.
- iii. Provide information regarding the screening of mechanical equipment from the public right of way.
- iv. Revise the proposed landscaping plan to be consistent with the traditional front yard configuration found throughout Dignowity Hill.
- v. Introduce an additional window to the front façade beneath the front porch overhang fronting Dawson as noted in finding m.
- vi. Attend a future Design Review Committee session to address inconsistencies with the Historic Design Guidelines.
- vii. Attend a meeting with the Dignowity Hill Neighborhood Association as well as the Dignowity Hill Neighborhood Association’s Architectural Review Committee.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Connor to approve with staff recommendations based on findings a through q.

AYES: Guarino, Connor, Laffoon, Cone, Feldman, Judson

NAYS: Lazarine

THE MOTION CARRIED

11. HDRC NO. 2015-342

Applicant: Michael Britt

Address: 914 & 916 N. Mesquite St.

The applicant is requesting a Certificate of Appropriateness to:

1. Construct a new single family residence on the vacant lot at 916 N Mesquite, near the Lamar / Mesquite intersection. The applicant has proposed materials to include cedar lapped siding, corten corrugated metal, wood windows and a corrugated galvalume metal roof.
2. Construct an accessory structure on the vacant lot at 914 N Mesquite, south of the primary lot. The accessory structure is to feature materials consistent with that of the primary structure.

FINDINGS:

- a. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- b. The Dignowity Hill Historic District was originally developed between 1877 and 1940 and features a number of traditional architectural styles including Folk Victorian, Queen Anne and Craftsman among others. Each of these architectural styles feature character defining elements that are both unique to Dignowity Hill and San Antonio. Size, scale and form, along with materials contribute to the consistency and appropriateness of a design when considering its construction in one of San Antonio's Historic Districts.
- c. The applicant has proposed to construct two structures on the vacant lots at 914 and 916 N Mesquite. The applicant has proposed for the primary structure, a single family home to feature a setback and orientation that is consistent with those of the structures to both the north and south. This is consistent with the Guidelines for New Construction 1.A.
- d. Regarding the accessory structure at 914 N Mesquite, given its location on a lot individual to itself, the design of the accessory structure should be approached as one of a primary structure. Setbacks should be consistent with of primary structures found throughout the district as noted in the Guidelines for New Construction 1.A.
- e. The primary entrance for historic structures should be oriented toward the primary street. The applicant has taken a contemporary approach to the primary building entrance, however, has oriented it toward N Mesquite. This is consistent with the Guidelines for New Construction 1.B.i.
- f. Regarding height, the Guidelines for New Construction, new construction in historic districts should feature a height and scale similar to those found throughout the district. The applicant has proposed a structure with a height that is generally consistent with the predominant building height in the vicinity. This is consistent with the Guidelines.
- g. The applicant has proposed a foundation height that is consistent with the precedent set throughout the district. This is consistent with the Guidelines for New Construction 2.A.iii.
- h. New construction in historic districts should include a similar roof form to those found historically throughout the district. The applicant has proposed for the new construction to include a front gable roof, a side gable roof and a contemporary flat roof between the two traditional roof forms. While there is no precedent for a flat roof in the district, staff finds that this contemporary interpretation on a traditional house form is appropriate.
- i. Regarding the proposed roof form of the accessory structure, the applicant has proposed a sloped roof, which is not appropriate given the precedent set for primary roof forms of historic houses throughout the neighborhood. Staff finds that a front gable roof would be more appropriate given the similarity between the proposed structure at 914 N Mesquite and shotgun homes found throughout the district.
- h. The Guidelines for New Construction 2.C.i. states that window and door openings of new construction should feature a similar proportion to those of historic structures found throughout the district. The applicant has noted a number of window openings, however, many feature locations and dimensions that are not consistent with those found throughout the district. Staff recommends the applicant revisit the proposed window configuration to incorporate more traditionally sized and placed windows.
- j. According to the Guidelines for New Construction 3.D.i., new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The applicant's proposal is consistent with the Guidelines.
- k. The applicant has proposed materials which include cedar lapped siding, corten corrugated metal, wood windows and a corrugated galvalume metal roof. According to the Guidelines for New Construction 3.A.i., materials that are complementary to those of the district should be used in new construction. Staff finds that the proposed cedar siding is appropriate, however there is no precedent for corten corrugated metal siding nor perforated corrugated metal. Regarding the proposed corrugated galvalume roof, new metal roofs should be constructed in a similar fashion to metal roofs containing use panels that are 18 to 21 inches in width, ensure that seams are an appropriate height (1 to 2 inches), use a crimped ridge seam that is consistent with the historic application, use a low profile ridge cap and use a galvalume finish.
- l. New construction in historic districts should be designed to reflect their time while representing the historic context of the neighborhood. The applicant has presented a contemporary interpretation of many traditional architectural elements that while might not be currently found in the Dignowity Hill Historic District, are of high quality. Staff finds that through the incorporation of traditionally

scaled window openings as well as materials that are appropriate for a historic district, the applicant will have presented a successful project.

m. The applicant has noted rainwater cisterns that are to be located at the rear of both the primary and accessory structure. This is consistent with the Guidelines for New Construction 6.A. Staff recommends that the applicant provide additional information regarding the location and screening of other mechanical equipment per the Guidelines for New Construction 6.B.

n. The applicant has proposed to mount solar collectors on the south slope of the accessory structure's roof. The proposed panels will be mounted flush to the roof as well as visible from the public right of way. Given this structure's contemporary design, staff finds this location appropriate.

o. The applicant has provided a site plan noting the preservation of numerous existing trees and the installation of decomposed granite walk way. Staff recommends the applicant provide a detailed landscaping plan prior to returning to the HDRC.

p. Staff finds that the applicant's request for the construction of two dwelling units on two lots is appropriate, however, both units should contain setbacks and architectural elements that are consistent with the neighborhood and Historic Design Guidelines.

Staff does not recommend final approval at this time. Staff recommends conceptual approval of the site design, massing, form, contemporary interpretations on a traditional architectural style and the proposed roof form of the primary structure proposed at 916 N Mesquite. Staff does not recommend conceptual approval of the accessory structure proposed at 914 N Mesquite. Staff recommends that the applicant address inconsistencies with the Historic Design Guidelines, primarily setbacks and roof form.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Feldman to grant conceptual approval of the site design massing form and applicant return to DRC to further refine the architectural elements.

AYES: Guarino, Connor, Laffoon, Cone, Feldman, Judson

NAYS: Lazarine

THE MOTION CARRIED

12. HDRC NO. 2015-344

Applicant: Millicent Clark

Address: 214 W. Hollywood

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

1. Install a new concrete ribbon driveway and insert brick pavers to replace the existing grass strip.
2. Relocate the existing driveway gate approximately twenty feet closer to W Hollywood.
3. Replace the existing concrete ribbon driveway with a solid concrete driveway past the driveway gate.
4. Reconstruct the existing rear concrete sidewalk and rear concrete paver patio to contain uniform materials.
5. Enlarge the existing curb cut and driveway apron at the street.
6. Remove the existing four foot sidewalk connecting the City sidewalk to the street and construct a new sidewalk.
7. Construct a front yard limestone retaining wall.

FINDINGS:

a. According to the Historic Design Guidelines, Chapter 7, A Guide to San Antonio's Historic Resources, the Monte Vista Historic District was developed between 1890 and 1930 featuring lots of various sizes; a large majority of which include a walkway leading from the street to the front door, gently sloped front yard berms and historic retaining walls. Each of these site elements in their original form contribute to the historic nature of Monte Vista.

b. The applicant has proposed to replace the existing concrete ribbon driveway as well as install flagstone or a decorative concrete paver inlay in the existing driveway's grass strip. According to the Guidelines for Site Elements 5.B.i., historic driveway configurations should be retained and replaced. The applicant's proposal is consistent with the Guidelines. Staff notes that the historic width of the driveway, six feet in width, should be maintained.

c. There is currently an existing six foot tall driveway gate located approximately seventy-five feet from the public right of way at the existing sidewalk. The applicant has proposed to relocate this gate to be approximately fifty feet from the public right of way at the sidewalk. Staff finds that this request is appropriate given the proposed new location's placement at the side of the historic structure.

d. To the rear of the proposed new location of the driveway gate, the applicant has proposed to remove the existing concrete ribbon driveway and install a new concrete slab to extend to the rear of the site. Given the lack of visibility at the proposed location from the

public right of way, staff finds this request appropriate, however, the proposed width of the slab should match that of the replaced ribbon driveway; six feet to be consistent with the Guidelines for Site Elements which state that a similar driveway configuration, including materials, width and design be incorporated into the design of new driveways.

e. At the rear of the existing structure, the applicant has proposed to replace an existing two foot wide concrete sidewalk as well as the existing concrete paver patio. The applicant has noted that a reconstructed rear sidewalk as well as a rear patio would include flagstone or concrete. The Guidelines for Site Elements 3.A.ii. states that historic lawns should not be fully removed or replaced with impervious hardscape. Per the provided landscape plan, staff finds that the applicant’s proposed rear sidewalk and patio design is appropriate and consistent with the Guidelines. If possible, the applicant should salvage any existing brick material that could be reused.

f. The applicant has proposed to enlarge the existing curb cut as well as to modify the existing driveway apron at the street. According to the Guidelines for Site Elements B.ii., the width and configuration of original curb cuts should be maintained. Furthermore, the Guidelines for Site Elements 5.C.i. states that historic curbing should be retained whenever possible. If the applicant need to replace the curbing due to damage, the curbing should be replaced in kind to match the original’s color, texture, durability and profile.

g. According to the Guidelines for Site Elements 5.A.i., historic sidewalks should be maintained and repaired using brick or concrete, in place. The applicant has proposed to replace the existing, historic sidewalk connecting the public sidewalk to W Hollywood with a new sidewalk that features a curved, organic for which is not appropriate. This is not Consistent with the Guidelines.

h. Like many properties throughout the Monte Vista Historic District, this property features a front yard berm. The applicant has proposed to construct a front yard retaining wall eighteen to twenty-four inches in height to prevent front yard erosion. According to the Guidelines for Site Elements 1.A.i., character defining features such as berms or flopped front lawns should not be altered. The installation of a retaining wall would result in the loss of a topographic feature unique to Monte Vista. This is not consistent with the Guidelines.

Staff recommends approval of items #1 through #4 based on findings a through e with the following stipulations:

- i. That the applicant maintain the historic width of six feet upon replacement of the existing concrete ribbon driveway.
- ii. That the applicant salvage any stone or brick that could potentially be reused in the repaving of the rear patio or installed in the existing grass strip of the concrete ribbon driveway. Staff does not recommend approval of items #5 through #7 based on findings f through g. Staff recommends that the applicant repair the existing concrete curb and driveway apron, retain and repair the existing concrete sidewalk and avoid the modification or elimination of historic topographic features.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone to approve items 1 through 4 based on findings a through e and denial of 5 through 7 based on findings f through g.

AYES: Guarino, Connor, Laffoon, Cone, Feldman, Lazarine, Judson

NAYS: None

THE MOTION CARRIED

13. HDRC NO. 2015-339

Applicant: Richard Edgerton

Address: 714 E. Evergreen

The applicant is requesting conceptual approval to convert the existing two story structure believed to have once been the carriage house at 714 Evergreen in to a single family residence. The applicant has proposed to install a new, concrete slab, various window and doors to the bottom level and install a privacy fence around the property.

FINDINGS:

a. The applicant has proposed to rehabilitate the existing accessory structure at 714 Evergreen Court, constructed in 1940 and believed to have at one time been the carriage house for the primary historic structure on the site. At this time, the applicant has proposed various rehabilitative scopes of work including the installation of a foundation to replace the existing dirt floor, the creation of new window and door openings, the enclosure of existing carriage door openings, siding repair and the installation of a privacy fence on the property.

b. Per the Guidelines for Exterior Maintenance and Alterations 1.B.iii, wood siding should be repaired, and if damaged beyond repair replaced to match the existing. The applicant has proposed to repair the existing siding to match the existing. This is consistent with the Guidelines for Exterior Maintenance and Alterations.

c. Currently, the carriage house features a dirt floor with no foundation. The applicant has proposed to excavate the existing soil from beneath the structure in order to install a concrete slab to provide a foundation. Staff finds this request appropriate, however, recommends that the applicant match the existing skirting or trim detail currently featured on the carriage house.

d. The carriage house currently features a lower level that features two existing carriage doors and an entrance door on the front (north) elevation, a blank left (east) elevation, one window on the rear (south) elevation and no windows or doors, but a staircase on the right (west) elevation.

e. The upper level currently features three windows on the north elevation, two, double windows on the south elevation, two windows and a door with stair access on the west elevation and a double window on the east elevation. The applicant has provided a written narrative stating that no upper level windows will be altered, however has provided conflicting elevations.

f. Regarding the lower level, on the north elevation, the applicant has proposed to remove both original carriage doors, relocate the entrance door to the center of the structure and add two groupings of window openings, both of which feature contemporary dimensions. According to the Guidelines for Exterior Maintenance and Alterations 2.A.i., existing window and door openings should be preserved. In addition to the previously mentioned Guideline, per 2.B.iv., new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance and detail. The applicant's proposal is not consistent with the Guidelines. Staff recommends that the applicant retain the existing carriage doors.

g. Architectural elements that provide a definitive answer for the previous use of a structure should always be maintained and preserved. Staff finds that the retention of the existing, original wood carriage doors would lead to the preservation of a character defining feature that readily identifies this structure as once being a garage or carriage house.

h. The applicant has proposed to install a wood privacy fence around the perimeter of the property. Staff recommends that the applicant provide information regarding the location, proposed height and proposed materials of the fence.

Staff recommends conceptual approval of the installation of the proposed foundation and restoration of the existing siding based on findings b and c with the stipulation that the applicant match the existing skirting or bottom trim detail currently featured on the carriage house. Staff does not recommend conceptual of the removal of the existing original carriage doors or the elimination of original window and door openings based on findings e through g. Staff recommends that the applicant retain the original carriage doors as well as provide elevations that are consistent with the project narrative. Staff recommends that the applicant provide additional information regarding the proposed privacy fence as noted in finding h

COMMISSION ACTION:

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

AYES: Guarino, Connor, Laffoon, Cone, Feldman, Lazarine, Judson

NAYS: None

THE MOTION CARRIED

14. HDRC NO. 2015-337

Applicant: Diana Scott/SDMS REI Holdings LLC

Address: 1929 W. Kings Hwy

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

1. Retain a new concrete driveway extending from the public right of way to the rear accessory structure.
2. Reframe the existing garage door opening and install a new, steel garage door.
3. Install a steel, six panel exterior garage entry door

FINDINGS:

a. A stop work order was issued at this property on August 4, 2015, for the installation of a concrete driveway without a Certificate of Appropriateness. The property previously featured a ribbon driveway.

b. Ribbon driveways are unique, character defining features that not only contributing to their respective properties, but the historic district in whole. According to the Guidelines for Site Elements 5.B.i, historic driveway configuration should be retained and repaired in place. Staff recommends that the new, concrete driveway be modified to resemble as closely as possible the original, concrete ribbon driveway in width and location.

c. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i, existing window and door openings should be preserved and should not be enlarged or diminished. The proposal to enlarge the existing opening in order to compensate for height lost with the installation of the concrete driveway is not consistent with the Guidelines.

d. The applicant has proposed a steel garage door as well as a steel entry door. According to the Guidelines for Site Elements 9.A.ii., repairs to garages should include materials that match the existing. In addition to this, the Guidelines for Site Elements 9.B.i. states that replacement garage doors should be compatible with those found on historic garages in the district. The applicant's proposal to install steel doors is not consistent with the Guidelines. Staff recommends that the applicant install wood doors comparable with those found throughout the district.

Staff does not recommend approval of items #1 through # based on findings b through d. Staff recommends the following:

- i. That the new, concrete driveway be modified to resemble as closely as possible the original, concrete ribbon driveway in width and location.
- ii. That the applicant maintain the existing, original height and width of the garage door opening.
- iii. That the applicant install wood doors comparable with those found throughout the district.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to grant denial based on findings b through d.

AYES: Guarino, Connor, Laffoon, Cone, Feldman, Lazarine, Judson

NAYS: None

THE MOTION CARRIED

15. HDRC NO. 2015-268

Applicant: Loren Drum

Address: 123 May

Withdrawn at the request of the applicant.

16. HDRC NO. 2015-336

Applicant: Robert Domer

Address: 232 Hermine Blvd

The applicant is requesting a Certificate of Appropriateness for approval to replace the front 8 original 1930s wood windows with new energy efficient vinyl double hung windows.

FINDINGS:

a. The applicant proposes to replace 8 original 1930s wood windows located on the historic structure's front façade, with new energy efficient vinyl double hung windows.

b. On August 21, 2015, staff made a site visit assessing the physical condition of 8 original windows designated for replacement. Based on the site visit, staff determined the 8 original windows are in overall good condition and considered repairable with damage limited to paint chipping and minor dry rot. Historic windows should only be replaced in kind if deteriorated beyond repair.

c. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., historic windows should be preserved. The applicant's proposal to replace the historic, wood windows with new vinyl windows is not consistent with the Guidelines.

Staff does not recommend approval based on finding b and c.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cone to reset to September 16, 2015 to allow the applicant/owner to be present.

AYES: Guarino, Connor, Laffoon, Cone, Feldman, Lazarine, Judson
NAYS: None

THE MOTION CARRIED

17. HDRC NO. 2015-335

Applicant: Julie Fuller/Sears Home Improvements

Address: 2223 W. Kings Hwy

The applicant is requesting a Certificate of Appropriateness for approval to replace 14 original wood windows and 6 aluminum windows with new double hung vinyl windows.

FINDINGS:

- a. The applicant proposes to replace 14 original wood windows and 6 non-contributing aluminum windows with energy efficient vinyl double hung windows.
- b. On August 24, 2015, staff made a site visit assessing the physical condition of the windows located at 2223 W. Kings Hwy. Based on the site visit, staff determined the original wood windows to be in good condition and repairable. Historic windows should only be replaced in kind if deteriorated beyond repair.
- c. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., historic windows should be preserved. The applicant's proposal to replace the historic, wood windows with new double hung vinyl windows is not consistent with the Guidelines.

Staff does not recommend approval of replacement of original wood windows with proposed double hung vinyl windows based on finding b and c.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Connor to denial based on findings b and c. Approval of replacement of aluminum windows.

AYES: Guarino, Connor, Laffoon, Cone, Feldman, Lazarine, Judson
NAYS: None

THE MOTION CARRIED

18. HDRC NO. 2015-347

Applicant: Office of Historic Preservation

Address: 1201 S. Flores St.

The applicant is requesting a Finding of Historic Significance for the property at 1201 S. Flores St.

FINDINGS:

- a. The one-story, Stream-lined Art Moderne building with elements of Art Deco at 1201 S. Flores was renovated to house the Golden West Service Station in 1940. City Directories indicates a structure existed here as a residence and commercial building beginning in 1929. The City Directories first list the building as an automobile oriented service business from 1936 through 1939, when a used car business operated at the address. In 1941, the San Antonio Light included an article celebrating the renovation of the building and featuring a photograph which shows the property as it appeared until recent modifications to the structure. The article touts the many services, a recently introduced innovation for gas stations, provided by the Golden West Service Station for the increasingly auto-oriented S. Flores thoroughfare. It is currently vacant.
- b. The building features a curvilinear façade with a stucco and tile finish. Other character defining features include oblong, ship-style windows and a tower (modified the week of August 20, 2015). These features reflect the industrial aero-dynamic styles of the 1940s which were intended to capture concepts of speed and motion, perfectly matched to the auto-centric service provided by both the structure and the S. Flores corridor.
- c. A site visit conducted by the Designation and Demolition Committee in December of 2014 resulted in agreement that the structure is an important cultural resource and represents an important presence on S. Flores. The property owner opted to withdraw the demolition application on January 7, 2015.

d. 1201 S. Flores was identified by the San Antonio Conservation Society's Gas Station Survey in 2012.

e. As referenced in the applicable citations, 1201 S. Flores meets six of the UDC's specified criteria for a finding of historic significance in the process of seeking designation as a local historic landmark. In order to be eligible for landmark designation, a property must meet at least three of the criteria.

f. Staff finds that 1201 S. Flores is a contributing building to the S. Flores corridor, and its preservation as a historic landmark enhances the quality and character of the corridor.

Staff recommends approval of landmarking based on these findings.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Connor to approve a finding of historic significance for 1201 S. Flores based on findings a through f.

AYES: Guarino, Connor, Laffoon, Cone, Feldman, Lazarine, Judson

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


Michael Guarino
Chair

