



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
February 03, 2021

The City of San Antonio Historic and Design Review Commission met via videoconference on Wednesday, February 3, 2021.

MEETING CALLED TO ORDER:

Chairman Fetzer called the meeting to order at 3:00 p.m.

ROLL CALL:

Present: Gibbs, Velasquez, Arreola, Carpenter, Grube, Fetzer, and Laffoon.

Absent: Fernandez, Fish, Martinez-Flores and Bowman.

** Interpreter services are available during the meeting. The meeting is also being recorded in Spanish.*

CHAIRMAN'S STATEMENT:

Chairman Fetzer provided a statement regarding meeting and appeal processes, time limits and decorum.

ANNOUNCEMENTS:

Items 9, 16, 18, and 20 have been postponed by the applicant.

PUBLIC COMMENTS:

- Item #1: (1) Scott Albert, (2) The Conservation Society of San Antonio, and (3) group of concerned residents from the Dignowity Hill Historic District oppose the request.
- Item #4: The Conservation Society of San Antonio opposes the request.
- Item #5: The Conservation Society of San Antonio supports Historic Landmark Designation.
- Item #11: King William Association is in supports of the request.

CONSENT AGENDA:

- Item #2, Case No. 2021-041 120 CALLAGHAN AVE
- Item #4, Case No. 2021-043 S MEDINA BETWEEN TAMPICO ST AND CHIHUAHUA ST
- Item #5, Case No. 2021-014 726 FREDERICKSBURG RD / LIZ DAVIES GREENSPACE
- Item #6, Case No. 2021-015 112 ARMOUR
- Item #7, Case No. 2021-018 223 E CAROLINA ST
- Item #8, Case No. 2021-046 MULTIPLE LOCATIONS IN DOWNTOWN ROW
- Item #10, Case No. 2021-035 333 SADIE ST
- Item #11, Case No. 2020-581 814 AUGUSTA
- Item #12, Case No. 2020-549 2602 N FLORES ST

* The Commission pulled items #1 and 3 for discussion

MOTION: Commissioner Carpenter moved to approve items 2,4-8, and 10-12 with staff stipulations.
Commissioner Velasquez seconded the motion.

VOTE: **AYE:** Gibbs, Velasquez, Arreola, Carpenter, Grube, Fetzer, and Laffoon.
 NAY: None.
 ABSENT: Fernandez, Fish, Martinez-Flores and Bowman.

THE MOTION PASSED with 7 AYE. 0 NAY. 4 ABSENT.

INDIVIDUAL CONSIDERATION AGENDA ITEMS:

• **Item # 1. HDRC NO. 2020-575**

ADDRESS: 732 N PINE ST

APPLICANT: John Perez/Castilla's Construction

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

1. The demolition of the historic rear accessory structure at the rear of 732 N Pine, which features access to Burnet Street.
2. Enclose a double height rear porch at the rear of the primary historic structure at 732 N Pine.

The construction of a residential structure is no longer a request item at this property.

FINDINGS:

- a. The historic structure at 732 N Pine was constructed circa 1910 and first appears on the 1912 Sanborn Map. A rear accessory structure first appears at this property on the 1912 Sanborn Map. The 1951 Sanborn Map features a rear accessory structure on the lot, with a position further to the west of the original accessory structure's location, consistent with the location of the current accessory structure on site.
- b. **PREVIOUS REVIEW & CHANGES TO PROPOSAL** – The Historic and Design Review Commission approved demolition of the rear accessory structure on November 13, 2020. At that time, the applicant's request included demolition with new construction. Since the initial application for demolition with new construction, the Zoning Commission has denied a request to rezone the property to allow for additional residential units, resulting in the applicant withdrawing the request for new construction.
- c. **DEMOLITION** – At this time, the applicant is requesting approval for the demolition of the rear accessory structure. In general, accessory structures contribute to the character of historic properties and the historic development pattern within a historic district.
- d. **CONTRIBUTING STATUS** – As noted in finding a, the structure is found on the 1951 Sanborn Map and features a footprint that is generally consistent with the footprint presently found on site.
- e. **UNREASONABLE ECONOMIC HARDSHIP** – In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The applicant has provided a cost estimate for the reconstruction

of the rear accessory structure with adequate structural elements totaling approximately \$77,000, not including contractual fees.

- f. **LOSS OF SIGNIFICANCE** – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. The applicant has provided information regarding the structure’s structural integrity in the form of photos and a written narrative of the required structural work.
- g. **REAR PORCH ENCLOSURE** – The applicant has proposed to enclose an open air, rear porch at the rear (east facade) of the primary historic structure at 732 N Pine. The current porch has been informally enclosed with an open air lattice for an undetermined amount of time.
- h. **REAR PORCH ENCLOSURE** – Per the Guidelines for Exterior Maintenance and Alterations 7.B. ii., the enclosure of side and rear porches should be avoided, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Additionally, the Guidelines note that alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. The applicant has proposed to enclose the rear porch with a design that features ganged windows across the rear façade on the second level, as well as ganged windows and a door at the first level. The applicant has proposed for the enclosed area to feature knee walls and individually frames window openings. Generally, staff finds that the applicant has designed the porch enclosure to rear as an open-air element.
- i. **REAR PORCH ENCLOSURE** – The applicant has proposed to use salvaged materials from the demolition requested in item #1. Generally, staff finds the reuse of materials to be appropriate. Additionally, the applicant has proposed to install wood windows.

RECOMMENDATIONS:

- 1. Staff finds that the applicant has made a case for an unreasonable economic hardship, and recommends approval of the demolition of the rear accessory structure with the following stipulation:
 - i. That all existing siding is salvaged, regardless if it is used on site.
- 2. Staff recommends approval of item #2, the rear porch enclosure, based on findings h and i.

PUBLIC COMMENTS: Scott Albert and the Dignowity Hill Association oppose- do not support recommendations to demolish the rear accessory structure.

MOTION: Commissioner Carpenter moved to approve with staff stipulations and that the applicant submit drawing to staff within 3 months.
Commissioner Velasquez seconded the motion.

VOTE: AYE: Velasquez, Arreola, Carpenter, Grube, and Laffoon,
NAY: Gibbs and Fetzer.
ABSENT: Fernandez, Fish, Martinez-Flores and Bowman.

ACTION: **MOTION PASSED with 5 AYE. 2 NAY. 4 ABSENT.**

* *Commissioner Fish joined meeting at 3:25 p.m.*

- **Item # 3. HDRC NO. 2021-034**
ADDRESS: 511 VILLITA ST
APPLICANT: Sam Panchevre

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to level the existing, outdoor patio while installing an ADA lift within an existing stair, installing an ADA ramp, and relocating an existing site fence to be adjacent to the public right of way. The proposed scope of work will not take place at the river level and will not impact historic River Walk elements.

FINDINGS:

- a. The historic structure at 511 Villita, commonly known as the Jeremiah Dashiell House was constructed circa 1850. The structure is contributing to the La Villita Historic District. At this time, the applicant is requesting a Certificate of Appropriateness for approval to level the existing, outdoor patio while installing an ADA lift within an existing stair, installing an ADA ramp, and relocating an existing site fence to be adjacent to the public right of way. The proposed scope of work will not take place at the river level and will not impact historic River Walk elements.
- b. ADA Lift – The applicant has proposed to install an ADA lift within an existing stair, on site. The existing stair and stone work were installed circa 2005. Staff finds the proposed lift installation to be appropriate.
- c. RAMP – The applicant has proposed to install an ADA ramp. The applicant has noted that the ramp can be constructed of concrete and be clad in stone. Staff finds the installation of the ramp to be appropriate provided that concrete and stone are used in place of an aluminum ramp.
- d. FENCE RELOCATION – The applicant has proposed to relocate an existing, wrought iron fence to be adjacent to the right of way from its current location, approximately fifteen (15) feet within the property line. Staff finds this relocation to be appropriate.
- e. ARCHAEOLOGY – The project area is located within a River Improvement Overlay District, the San Antonio Downtown and River Walk Historic District National Register of Historic Places District, La Villita National Register of Historic Places District, La Villita Local Historic District, and is a designated Local Historic Landmark. In addition, the property is in close proximity to previously recorded archaeological site 41BX917. Furthermore, a review of historic archival documents identifies buildings near to the property as early as 1767. The project area is also within the reported general location of the second site of Mission San Antonio de Valero (The Alamo). Therefore, archaeological investigations should occur if excavations are necessary for the development. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATIONS: Staff recommends approval based on findings a through d with the stipulation that the proposed ADA ramp feature concrete construction and features sides that are clad in stone, comparable to the existing stone on site.

ARCHAEOLOGY – Archaeological investigations should occur if excavations are necessary for the development. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

PUBLIC COMMENTS: None.

MOTION: Commissioner Carpenter moved to approve with staff stipulations and added stipulation for sectional details on concrete pad area adjacent to new bar showing the relationship of retaining wall with the railing above and to revise and update the handicap ramp in the outdoor patio area be included and submitted to staff.
Commissioner Velasquez seconded the motion.

VOTE: AYE: Fish, Gibbs, Velasquez, Arreola, Carpenter, Grube, Fetzer, and Laffoon.
NAY: None.
ABSENT: Fernandez, Martinez-Flores and Bowman.

ACTION: **MOTION PASSED with 8 AYE. 0 NAY. 3 ABSENT.**

- **Item # 13. HDRC NO. 2020-557**
ADDRESS: 914 & 918 N OLIVE ST
APPLICANT: Ricardo Turrubiates

REQUEST: The applicant is requesting conceptual approval to nine residential structures on the vacant lots addressed at 914 and 918 N Olive, located within the Dignowity Hill Historic District.

FINDINGS:

- a. The applicant is requesting conceptual approval to nine residential structures on the vacant lots addressed at 914 and 918 N Olive, located within the Dignowity Hill Historic District.
- b. **CONCEPTUAL APPROVAL** – 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.
- c. **CONTEXT & DEVELOPMENT PATTERN** – This block on N Olive currently features four historic structures that feature an orientation toward N Olive; two of which feature 1 story in height and two of which feature 2 stories in height. This lot is adjacent to recently approved new construction and lots with historic structures on the east side of the lot. To the north and south are lots that feature one primary residential structure. The historic development pattern of this block is one primary structure with occasional accessory structures.
- d. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on January 5, 2021. At that meeting, committee members voiced concerns regarding the proposed setbacks on N Olive, the proposed site plan, lot coverage as a whole, lot coverage for individually platted lots, and the lack of context (regarding previously approved new construction). The request was reviewed a second time by the DRC on January 26, 2022. At that meeting, the DRC discussed setbacks, parking, driveway configurations and massing.
- e. **SETBACKS** – The applicant has proposed setbacks that are similar to the house at 910 N Olive. The Guidelines recommend that, in instances where front yard setbacks of historic houses are varied on a block face, new construction should feature a front yard setback that is the median of houses on the block face. Staff finds that the setbacks for all three structures front N Olive should be increased to either the median setback found on the block face, or increased for the northernmost building to align with the house at 928 N Olive.
- f. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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. Generally, the proposal to construct two story structures fronting N Olive is consistent with the Guidelines; however, within historic districts, the historic development pattern features rear structures with massing that is subordinate to that of the primary structure at the street. Staff finds the overall massing to be inconsistent with the Guidelines in regards to height and building footprint. Additionally, staff finds that the applicant should submit a street elevation and site section noting the proposed heights of new construction in relationship to existing, historic structures.

- g. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the new construction toward N Olive. This is consistent with the Guidelines.
- h. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. Historic structures on this block feature foundation height of approximately two to three feet in height. The applicant has not specified foundation heights at this time. Staff finds that foundation heights should be consistent with the Guidelines throughout the proposed development.
- i. ROOF FORMS – The applicant has proposed a number of roof forms that include hipped roofs, front and side facing gabled roofs and shed roofs. Given the proposed density, staff finds that roof elements that reduce the massing of the proposed new construction should be used.
- j. MATERIALS – The applicant has proposed materials that include standing seam metal roofs, wood siding, brick porch columns, and composition shingles. Staff finds that the proposed standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. If a ridge cap is proposed, it must be submitted for review and approval. If wood siding is used, profiles that are consistent with those found historically within the district should be used. If composite siding is used, it should feature smooth finishes, mitered corners and a thickness of ¾ of an inch. Composite siding installed as lap siding should feature a four inch exposure. Composite siding installed in a board and batten profile should feature boards that are twelve inches wide and battens that are 1 to 1.5 inches wide.
- k. WINDOW MATERIALS – The applicant has not specified a window product at this time. Staff finds that wood or aluminum clad wood windows that are consistent with staff standard specifications are to be installed.
- l. WINDOW & DOOR OPENINGS – The Guidelines for New Construction note that window and door openings should be comparable to those found historically within the district. The applicant has proposed window openings on front facades that feature contemporary sizes and profiles. Additionally, the applicant has proposed fenestration profiles that result in large expanses of walls that are void of fenestration and separation. Staff does not find the proposed window and door openings to be consistent with the Guidelines.
- m. ARCHITECTURAL DETAILS – As noted in the findings above, staff finds that the overall massing, footprints, setbacks, and window and door openings should be amended to be consistent with the Guidelines. Additionally, staff finds that roof forms should be modified as noted in finding i.
- n. PARKING – The applicant has proposed a number of parking configurations, including parking within the footprint of a primary structure. This is atypical for the parking configurations found historically within the district. These parking configurations are found on the front façade of the proposed new construction, facing the primary street. Staff finds front loaded parking within the footprint of the primary residential structure to be inconsistent with the Guidelines. Parking that is proposed within detached carports is appropriate and consistent with the Guidelines.

- o. **DRIVEWAYS** – The applicant has proposed automobile traffic to enter the site from a common drive that is to feature twenty (20) feet in width. Additional permeable roadways are proposed to give individual access to parking areas. While alleys are often found mid-block within the Dignowity Hill Historic District, a common drive of this width on this block with additional 18-foot driveways is inconsistent with the historic development pattern and introduces the appearance of a new street grid. Generally, the proposed alley and driveways should be reduced to the minimum width as required by code. The Guidelines normally recommend a 10-foot wide driveway for residential properties.
- p. **FRONT WALKWAY** – The applicant has proposed front walkways to connect the front porch of each structure to the sidewalk parallel to N Olive Street. Staff finds the proposed walkways to be appropriate and consistent with the Guidelines.
- q. **MECHANICAL EQUIPMENT** – The applicant has not noted the location of mechanical equipment at this time. Staff finds that all mechanical equipment should be screened from view from the right of way.
- r. **LANDSCAPING** – The applicant has submitted a site plan noting landscaping features. Generally, staff finds the proposed landscaping plan to be appropriate.

RECOMMENDATIONS: Staff does not recommend conceptual approval based on findings a through r. The overall project is inconsistent with the historic development pattern of the Dignowity Hill Historic District. The building massing, number of structures, and arrangement of driveways must be revised for consistency with the Historic Design Guidelines. At a minimum, staff recommends that the applicant address the following items prior to receiving a recommendation for conceptual approval:

- i. That the applicant increase setbacks for each structure fronting N Olive to meet the median front yard setback of the block face or increase the setback for the northernmost house to align with the historic home at 928 N Olive.
- ii. That the applicant decrease massing on site to develop as noted in finding f. A reduction in building footprint, elimination of proposed buildings, or lowering of height to single story for some structures would be more appropriate.
- iii. That proposed alley and driveways be reduced to the minimum width as required by code; because the Guideline normally recommend a 10-foot driveway, the applicant must demonstrate that every attempt to conform has been made.
- iv. That the overall building elevations be revised for consistency with the historic design guidelines, in particular with relationship of solids to voids. Fenestration patterns, window sizes, and types should be consistent with the historic Design Guidelines. For example, the proposed duplex plan currently features a large area on the front façade that is void of fenestration or any architectural detail and must be revised.

Once the plan has been sufficiently revised to receive conceptual approval, staff will provide further recommendation regarding architectural design of individual units including foundation heights, roof forms, materials, window specifications, and architectural details.

PUBLIC COMMENTS: The Conservation Society of San Antonio and Dignowity Hill Neighborhood Association- support staff recommendations to deny conceptual approval.

* Commissioner Velasquez commented on equity and affordability in the community, noting the City of San Antonio's recent official declaration of racism as a public health crisis citing points of Section 4 of the City's crisis resolution, but specifically the items related to income segregation and neighborhood investment.

1st MOTION: Commissioner Velasquez moved for Conceptual approval with staff stipulations excluding stipulation 2-4.
Commissioner Arreola seconded the motion.

VOTE: AYE: Velasquez and Arreola,
NAY: Fish, Gibbs, Grube, Fetzer, and Laffoon.
RECUSE: Carpenter
ABSENT: Fernandez, Martinez-Flores and Bowman.

ACTION: MOTION FAILED with 2 AYE. 5 NAY. 1 RECUSAL. 3 ABSENT.

2nd MOTION: Commissioner Fish moved to approve with staff stipulations and modify stipulation 1 to increase 928 setback as much as possible .
Commissioner Grube seconded the motion.

VOTE: AYE: Fish, Gibbs, Velasquez, Arreola, Grube, Fetzer, and Laffoon.
NAY: None.
RECUSE Carpenter
ABSENT: Fernandez, Martinez-Flores and Bowman.

ACTION: MOTION PASSED with 7 AYE. 0 NAY. 1 RECUSAL. 3 ABSENT.

- **Item # 14. HDRC NO. 2020-582**
ADDRESS: 212 E DEWEY PLACE
APPLICANT: Frederica Kushner/Tobin Hill Community Association

REQUEST: A request for review by the HDRC regarding eligibility of the property located at 212 E. Dewey Place for landmark designation.

FINDINGS:

- a. On November 16, 2020, a demolition application was submitted to the Office of Historic Preservation by Colton Vader of Flash Demolition, on behalf of the property owner of the structure at 212 E Dewey, located in the Tobin Hill neighborhood of City Council District 1. OHP staff notified the Tobin Hill Community Association and other neighborhood stakeholders and conducted research during the 30-day review period provided by UDC 35-455.
- b. On December 15, 2020, Frederica Kushner submitted a request for review of historic significance for the property at 212 E Dewey on behalf of the Tobin Hill Community Association.
- c. **DEMOLITION AND DESIGNATIONS COMMITTEE:** The Demolition & Designation Committee held a virtual site visit on January 12, 2021. Notes are included in the case file.
- d. **HISTORIC CONTEXT:** The property at 212 E Dewey is a single-story Craftsman-style residence built in 1913 by William W. and Mary Avey. The first residents of record were Harry and Mattie Wood, who occupied the property from 1915-16. The most prominent resident was Robert S. Michael, who owned the home from 1919 to 1928. Louis M. Michael purchased the property in 1918 and deeded it to his son, Robert, the following year. By 1921, Robert had taken

his father's place as president of Michael Loan Co. The company, which operated as a loan, jewelry, and pawn shop, was founded in 1871 and run by several generations of the Michael family until it closed in 1958. Robert was a member of the Alfazar Temple and named Potentate of the Temple in 1921, was named to the civil service board in 1934, ran for county clerk in 1935 and for county treasurer in 1936, and was vice-chairman of the civil service examination board in 1938. He was foreman of the county's grand jury from at least 1935, when he was foreman, until 1947, when his place on the jury was last mentioned in the newspaper. Robert owned the property at 212 E Dewey until 1928.

- e. **SITE CONTEXT:** 212 E Dewey is a north-facing property on a long lot on a block bounded to the north by E Dewey, the east by McCullough Ave, the south by E Locust St, and the west by Ogden St. It is about one block west of the west boundary of the Tobin Hill Historic District and two blocks south of the Monte Vista Historic District. The adjacent property to the south, 219 E Locust, is an individual local historic landmark. A divorced concrete sidewalk runs about 3-5" from the street along the north side of the parcel, with grass between the curb and sidewalk. There is a concrete driveway apron at the northeast corner of the property that extends into a dirt ribbon driveway. A concrete sidewalk leads from the street, over the public sidewalk, and to the front porch of the house. The lot is primarily covered in grass, with trees and brush along the east, south, and west edges of the parcel.
- f. **ARCHITECTURAL DESCRIPTION:** The residence has a gable-on-hipped composition shingle roof with a partial-width wood porch under the gable at the northwest corner of the house. Windows are primarily one-over-one, of varying widths, and made of wood. All windows on the primary elevation have wood-framed one-over-one screens, which appear inconsistently on other elevations. Burglar bars appear either between windows and screens or on the exterior of windows. The front door is capped with a transom and flanked by windows. It is clad in wood shake siding with flared plywood skirting under a continuous sill line. The east half of the primary elevation has a large window flanked by thinner windows. The back door, also with transom, is boarded with wood, as is the window to the right of it. The east elevation has a protruding mass from the middle with jalousie windows behind burglar bars. The west elevation has a recessed space that extends past the sill line with a landing and window.
- g. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. The applicant submitted that the property meets the following criteria, consistent with UDC Sec. 35-607(b):
 - 3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** 212 E Dewey can be identified with Robert S. Michael, who significantly contributed to the development of the San Antonio community.
 - 5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** 212 E Dewey is an example of a Craftsman-style residence.
 - 8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** 212 E. Dewey Pl., having stood at that location since 1913, is an example of the bungalow architecture once common in the western part of the Tobin Hill Neighborhood. It is one of the few one-story residences remaining of the hundreds which were built in the 'teens, '20s, and '30s between McCullough and San Pedro Avenue. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
 - 13. **It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style**

or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif; the property is located in a neighborhood identified by staff as an eligible local historic district. Were the Tobin Hill Community Association to seek add the area as a second phase to the Tobin Hill Historic District, this property would contribute. Additionally, it is one of the few one-story residences remaining of the hundreds which were built in the ‘teens, ‘20s, and ‘30s between McCullough and San Pedro Avenue.

Staff found that the evidence submitted by the applicant supports criteria 5 and 13 but does not sufficiently support criteria 3 or 8. Criterion 8 considers a property’s “historical, architectural, or cultural integrity of location, design, materials, and workmanship.” While this parcel is the original location of the 1913 residence, criterion 8 evaluates a property’s significance related to multiple aspects of integrity, location being only one. The evidence submitted did not address historical, architectural, or cultural integrity of design, materials, or workmanship. The form and style of the home are best addressed by criterion 5; the home as an example of one-story Craftsman bungalows once more common to the neighborhood is best addressed by criterion 13. Staff included these points in criteria 5 and 13.

- h. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
- i. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process and will be presented to the Zoning Commission. In the case where an owner is not in favor, OHP must first forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.
- j. Per UDC Sec. 35-453, once the Commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATIONS: A property must meet three of 16 criteria under UDC Sec. 35-607(b) in order to be eligible for local historic landmark designation. Staff finds that 212 E Dewey meets two criteria. Therefore, staff finds that the property is not eligible based on findings a through g and does not recommend a Finding of Historic Significance to the Historic and Design Review Commission.

PUBLIC COMMENTS: Jeffrey Donovich and the Conservation Society of San Antonio- supports staff recommendations.

MOTION: Commissioner Carpenter moved to approve request to review eligibility landmark designation by HDRC.
Commissioner Laffoon seconded the motion.

VOTE: AYE: Fish, Gibbs, Carpenter, Grube, Fetzer, and Laffoon.
NAY: Velasquez and Arreola,
ABSENT: Fernandez, Martinez-Flores and Bowman

ACTION: MOTION PASSED with 6 AYE. 2 NAY. 3 ABSENT.

• **Item # 15. HDRC NO. 2020-567**
ADDRESS: 241 DONALDSON AVE
APPLICANT: Michael Pensabene/Freedom Solar Power

REQUEST: The applicant is requesting a Certificate of Appropriateness to install a 12-panel solar array on the primary structure at 241 Donaldson. Six panels will be located on rear rooflines and six panels will be located on a front roofline.

FINDINGS:

- a. The primary structure located at 214 Donaldson is a 1-story single family structure constructed circa 1925 in the Tudor Revival style. The structure features a brick façade, a steeply pitched cross gable roof configuration, a front gable with a curved roofline, and half timbering. The structure is contributing to the Monticello Park Historic District.
- b. LOCATION – The applicant is requesting approval to install 12 solar panels the primary structure. Six panels will be located on rear rooflines and six panels will be located on a front roofline. According to the Historic Design Guidelines for Additions 6.C.i, solar collectors should be located on a side or rear roof pitch to the maximum extent possible to minimize visibility from the street. The applicant has not provided information that outlines site limitations or features that necessitate the installation of the six panels on the front roofline, or alternatively preclude the relocation of panels to rear or side rooflines. Staff finds that the applicant should relocate these six panels to a rear roofline to be more consistent with the Guidelines.
- c. PITCH – The panels will be installed flush with the roof pitch. According to the Historic Design Guidelines, solar collectors should be mounted flush with the surface of a sloped roof and maintain distance from the roof eaves. Staff generally finds the pitch appropriate but finds that the panels on the rear roofline may be installed closer to the eaves than the stipulations listed in the recommendation.

RECOMMENDATIONS: Staff recommends approval based on findings a through c with the following stipulations:

- i. That the applicant relocates the six panels on the front roofline to the rear of the primary structure as noted in finding b. The applicant is required to submit updated documents to staff that reflect this change prior to receiving a Certificate of Appropriateness.
- ii. That the solar panels maintain at least 18” of separation from the roof eaves and ridges.

PUBLIC COMMENTS: The Monticello Neighborhood Association- requests that solar panel installation be located at the rear of accessory structure.

MOTION: Commissioner Grube to approve with staff stipulations.
Commissioner Velasquez seconded the motion.

VOTE: AYE: Fish, Gibbs, Velasquez, Arreola, Grube, Fetzer, and Laffoon.
NAY: Carpenter.
ABSENT: Fernandez, Martinez-Flores, Bowman.

ACTION: MOTION PASSED with 7 AYE. 1 NAY. 3 ABSENT.

- **Item #17. HDRC NO. 2020-448**
- ADDRESS: 415 HAYS ST
APPLICANT: Juan Fernandez/CVF LLC

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to construct three, 2-story, single-family residential structures on the vacant lot at 415 Hays, located within the Dignowity Hill Historic District.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct three, 2-story, single-family residential structures on the vacant lot at 415 Hays, located within the Dignowity Hill Historic District.
- b. **CONCEPTUAL APPROVAL** – The applicant received conceptual approval on October 21, 2020, with the following stipulations:
 - a. That the applicant utilize foundation and floor heights that are consistent with the Guidelines.
 - b. That the applicant incorporate design elements that result in a unique design for each structure. Unique material profiles, paint colors, roof forms, fenestration profiles and architectural details should all be considered.
 - c. That the applicant adhere to the materials and window standards noted in the applicable citations.
 - d. That the proposed driveway width be reduced to no more than ten (10) feet in width.
 - e. That a landscaping plan be developed that is consistent with the Guidelines for Site Elements.
 - f. That a reduced massing is proposed for the second and third structures to follow the historic development pattern found throughout the district of secondary and accessory structures featuring a reduced massing in comparison to the primary structure on the lot.
 - g. That the applicant return to the Design Review Committee prior to submitting an application for final approval.
- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on November 24, 2020, and January 6, 2021. At those meetings, Commissioners comments on the proposed massing, setbacks and architectural details
- d. **CONTEXT & DEVELOPMENT PATTERN** – This lot is located mid-block in the 400 block of Hays. The property is immediately adjacent to the ramp of the Hays Street Bridge. The lot is currently void of any structures. This north side of this block currently features five historic structures, two of which feature multiple stories in height. The predominant, historic building height of this block of Hays is one story.
- e. **SETBACKS & ORIENTATION (Hays)** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has provided a site plan that notes a front setback (from the sidewalk) of approximately seventeen (17) feet. Additionally, the applicant has provided a site plan with adjacent structures and has noted that the proposed setback on Hays will be greater than the adjacent structure to the east. Generally, staff finds that the most appropriate setback for new construction, particularly

- new construction featuring two stories, would be on that is greater than both adjacent historic structures.
- f. **SETBACKS & ORIENTATION (Fayn Way)** – The applicant has noted a setback of approximately fourteen (14) feet from the property line on Fayn Way. Staff finds this proposed setback to be appropriate as there are not primary, historic structures to address Fayn Way that establish a historic setback.
 - g. **LOT COVERAGE** – Per the Guidelines for New Construction 2.D.i., applicants should limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The proposed building footprint is consistent with the Guidelines.
 - h. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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. Per the submitted massing models, the applicant has proposed an overall height of two (2) stories. As noted in finding d, there are two story historic structure in the immediate vicinity. Generally, staff finds the proposed height to be appropriate for the front structure addressing Hays. At the time of conceptual approval, staff recommended that the applicant decrease the massing of the middle and rear structures. The applicant has provided a site elevation showing a change in grade that results in the appearance of the middle and rear structures featuring a reduced massing. Staff finds that the massing of portions of the structures should be reduced to alleviate the visual impacts of multiple, two-story structures. In particular, the ridge height and roof forms of the portions over proposed garages should be reduced in order to improve the perceived open space between the structures to be consistent with the historic development pattern.
 - i. **FOUNDATION & FLOOR HEIGHTS** – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. Generally, staff finds the proposed foundation heights to be appropriate and consistent with the Guidelines.
 - j. **ROOF FORMS** – The applicant has proposed roof forms that include side facing gabled roofs and rear facing gabled roofs. Staff finds the proposed roof forms and their profiles to be appropriate and consistent with the Guidelines.
 - k. **WINDOW & DOOR OPENINGS** – The applicant has proposed window and door openings that staff finds to be consistent with the Guidelines and historic examples found within the district.
 - l. **MATERIALS** – The applicant has proposed materials that include standing seam metal roofs, smooth composite siding in both a lap and board and batten profile, and fiberglass windows. Staff find that the proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. If a low profile ridge cap is used, it must be approved. Regarding siding, staff finds the use of smooth faced composite siding to be appropriate; however, lap siding should feature a found (4) inch exposure, a thickness of $\frac{3}{4}$ of an inch and mitered corners and that board and batten siding should feature boards that are approximately 12 inches wide with battens that are approximately 1 – $\frac{1}{2}$ inch in width. Columns should feature six inches square with capital and base trim.
 - m. **WINDOW MATERIALS** – The applicant has proposed fiberglass windows. Staff finds that wood or aluminum clad wood windows that meet staff’s standard specifications for windows in new construction should be installed.

- n. ARCHITECTURAL DETAILS – Generally, staff finds architectural details to be appropriate; however, staff finds that material specifications should be amended as noted in the above findings.
- o. DRIVEWAY – The applicant has proposed a driveway that features ten (10) feet in width. Staff finds the proposed driveway to be appropriate and consistent with the Guidelines.
- p. PARKING – The applicant has proposed for each structure to feature attached garages. At the time of conceptual approval, the design featured open air parking, but with similar locations. Parking within the footprint of the primary structure is not found historically within the district; however, staff generally finds the proposed parking solution to be appropriate. Due to the new inclusion of garage doors, staff finds that each garage should feature two separate garage doors that feature windows.
- q. LANDSCAPING – The applicant has submitted landscaping information to staff that is consistent with the Guidelines.

RECOMMENDATIONS: Staff recommends final approval based on findings a through q with the following stipulations:

- i. That the proposed new construction feature setbacks that are greater than the setbacks of the historic structures to the east and west of this lot, on Hays Street, as noted in finding e.
- ii. That the proposed standing seam metal roof feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. If a low profile ridge cap is used, it must be approved. Regarding siding, staff recommends the use of smooth faced composite siding to be appropriate; however, lap siding should feature a four (4) inch exposure, a thickness of ¾ of an inch and mitered corners and that board and batten siding should feature boards that are approximately 12 inches wide with battens that are approximately 1 – ½ inch in width. Columns are to feature six inches square with capital and base trim.
- iii. That wood or aluminum clad wood windows that are consistent with staff’s standards for windows in new construction be installed, as noted in finding m and in the applicable citations.
- iv. That the proposed garage doors be separated to feature two doors at each garage and that each garage door feature windows.
- v. That the applicant produce massing for the middle and rear structures that appears to be subordinate to the primary structure on Hays, such as reduced ridge heights or one story massing at each garage.

PUBLIC COMMENTS: The Conservation Society of San Antonio- continue to oppose construction, and the Dignowity Hill Neighborhood Association does not support staff recommendations.

MOTION: Commissioner Carpenter moved to approve with staff stipulations 2 and 3; and to approve the window and garage as presented today.
Commissioner Velasquez seconded the motion.

VOTE: AYE: Fish, Gibbs, Velasquez, Arreola, Carpenter, Grube, Fetzer, and Laffoon.
NAY: None.
ABSENT: Fernandez, Martinez-Flores, and Bowman.

ACTION: MOTION PASSED with 8 AYE. 0 NAY. 3 ABSENT.

* Commissioner Grube stepped away from meeting at 6:05 p.m.

- **Item # 19. HDRC NO. 2021-023**
ADDRESS: 113 LINDELL PLACE
APPLICANT: Seth Teel/TEEL AUDRA JANE

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

1. Construct a detached, rear accessory structure to feature a footprint of eight hundred (800) square feet. The structure will feature a two-vehicle garage as well as an indoor space.

On November 15, 2017, the Historic and Design Review Commission approved the construction of a rear accessory structure to feature one garage bay and an open air carport with parking for two vehicles, as well as an in-ground pool.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at 113 Lindell Place, located within the River Road Historic District. The installation of an in-ground swimming pool has been approved administratively.
- b. **ACCESSORY STRUCTURE** – The Guidelines for New Construction 5.A. notes that new garages and outbuilding should be visually subordinate to the primary historic structure in terms of their height, massing and form and should be no larger in plan than forty percent of the primary historic structure’s footprint. The existing structure on the lot features a footprint of approximately 1,750 square feet and two stories in height. The proposed accessory structure features a footprint of 800 square feet. While the applicant has proposed a footprint that exceeds that which is recommended by the Guidelines, staff finds the proposed height and general massing to be subordinate to that of the primary historic structure.
- c. **ORIENTATION & SETBACKS** – The applicant has proposed both an orientation and setbacks that are consistent with the Guidelines for New Construction 5.B.
- d. **ARCHITECTURAL DETAILS (Materials)** – The Guidelines for New Construction 5.A.iii. and iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed composite siding and a standing seam metal roof. Staff finds the use of composite siding appropriate; however, staff finds that lap siding with a four (4) inch exposure would be more appropriate to relate to the horizontal wood siding of the primary historic structure. Additionally, staff finds that the composite siding should feature a smooth finish. The applicant has proposed corner trim to relate to that on the primary historic structure. Staff finds this to be appropriate. The proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. If a low profile ridge cap is to be used, it is to be submitted to staff for review and approval.
- e. **ARCHITECTURAL DETAILS (Garage door)** – The applicant has proposed for a double wide garage door, but has not specified the materials. Staff finds that double width garage doors are not found historically within the district. Staff finds that two, single width garage doors should be installed to feature wood or metal construction to feature windows.

RECOMMENDATIONS: Staff recommends approval of item #1, the construction of a rear accessory structure based on findings b through e with the following stipulations:

- i. That the composite siding feature an exposure of four (4) inches and a smooth finish.
- ii. That the applicant install two garage doors to feature with wood or metal construction and windows rather than one door, as proposed.
- iii. That the standing seam metal roof feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. If a low profile ridge cap is to be used, it is to be submitted to staff for review and approval.

PUBLIC COMMENTS: None.

MOTION: Commissioner Carpenter moved to refer to Design Review Committee.
Commissioner Grube seconded the motion.

VOTE: AYE: Fish, Gibbs, Velasquez, Arreola, Carpenter, Fetzer, and Laffoon.
NAY: None.
ABSENT: Fernandez, Martinez-Flores, Grube, and Bowman.

ACTION: **MOTION PASSED with 7 AYE. 0 NAY. 4 ABSENT.**

** Commissioner Grube returned to meeting at 6:20 p.m.*

• **Item # 21. HDRC NO. 2021-019**
ADDRESS: 1110 VIRGINIA BLVD
APPLICANT: Stephanie Ramirez/RAMIREZ STEPHANIE MICHELLE

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to install a front yard cattle panel fence and relocating the side yard privacy to the property line.

FINDINGS:

- a. The primary structure located at 1110 Virginia is a one-story Craftsman single-family residence constructed in c. 1910. The home features one-over-one wood windows, a cross gable roof covered with composition shingles and supported by wood brackets, a front porch and porte cochere supported by paired square columns. The home is contributing to the Knob Hill Historic District.
- b. DESIGN – The applicant has proposed to install a cattle panel front yard fence. Per the Guidelines for Site Elements 2.B.i., new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure. While cattle panel fences are most common on Craftsman style houses in Dignowity Hill and Lavaca Historic Districts, staff find that they are not found in Knob Hill and that a wood picket or wrought iron fence would be more appropriate for the structure.
- c. LOCATION – The applicant has proposed to install a front yard fence including a gate spanning across the front of the driveway. Per the Guidelines for Site Elements 2.B.ii., applicants should avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them. Staff finds that fences are found within the district and unobstructed front lawns are not a character defining

feature of this block of the district. Additionally, while front driveway gates are atypical, staff finds that the sideflanking porte-cochere allows for a front gate instead of turned and set behind the front façade plane of the house.

- d. **HEIGHT** – The applicant has proposed to install a fence height of 4 feet. Per the Guidelines for Site Elements 2.B.iii., applicants should limit the height of new fences and walls within the front yard to a maximum of four feet; the appropriateness of a front yard fence is dependent on conditions within a specific historic district. Staff finds that the proposed height is consistent with the Guidelines with the stipulation that electrical and mechanical equipment, is used, should be set behind the fence and minimally visible.
- e. **PRIVACY FENCE** – The applicant proposed to relocate the side and rear portions of the existing wood privacy to the property line, effectively widening the rear yard approximately 2 feet in the side directions. Staff finds the proposal is eligible for administrative approval with the stipulation that no 6 feet portions extend beyond the front façade plane of the house.

RECOMMENDATIONS: Staff recommends approval based on findings b through e with the following stipulations:

- i. That the fence design feature wood picket or wrought iron instead of cattle panel. A final fence design must be submitted to staff prior to installation.
- ii. That no portion of the front yard fence exceed 4-feet in height including electrical and mechanical equipment, which should be set behind the fence and minimally visible.
- iii. That no portion of the 6 feet tall privacy fence extends beyond the front façade plane during the relocation to the appropriate property line.

PUBLIC COMMENTS: None.

MOTION: Commissioner Carpenter moved to approve with staff stipulation 1 amended to say rod iron instead of cattle panel and stipulation 2, 3 with the addition that they privacy is not extended in front of Brokenshire, but to be behind it.
Commissioner Velasquez seconded the motion.

VOTE: AYE: Fish, Gibbs, Arreola, Carpenter, Grube, Fetzer, and Laffoon.
NAY: Velasquez.
ABSENT: Fernandez, Martinez-Flores, and Bowman.

ACTION: **MOTION PASSED with 7 AYE. 1 NAY. 3 ABSENT.**

• **Item # 22. HDRC NO. 2021-022**
ADDRESS: 2231 W MAGNOLIA AVE
APPLICANT: Lisa Norwood

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to replace the composition shingle roof with a new standing seam metal roof.

FINDINGS:

- a. The primary historic structure at 2231 W Magnolia was constructed circa 1936 and located in the Monticello Park Historic District. The home was constructed in the Minimal Traditional style with Craftsman influences.
- b. **HISTORIC CONTEXT OF METAL ROOFS** - Site-formed metal and metal panels were a widely used roofing material in San Antonio in the late 19th century following the arrival of the railroad. Desired for its low maintenance and durability, it was often applied directly over cedar shake or other existing roofing materials. It continued to be a common roofing material for homes through the early part of the 20th century until factory produced asphalt shingle products became widely available. By the 1920's, asphalt shingles were a popular roofing material due to its fire resistance, ability to be customized in regard to color and shape, and relatively low costs of manufacturing and transportation.
- c. According to the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should only be installed on structures that historically had a metal roof or where a metal roof is appropriate for the style, construction period, or district. Staff finds that metal roofs are not commonly found in the Monticello Park Historic District on similar minimal traditional style houses.

RECOMMENDATIONS: Staff does not recommend approval of roofing material changed based on finding c. In-kind reroofing is eligible for administrative approval. If the commission is compelled to approve, the standard specifications for metal roofs apply including no ridge cap or striation, and a material inspection to be scheduled with staff prior to installation.

PUBLIC COMMENTS: None.

MOTION: Commissioner Carpenter moved to approve replacement and with the added stipulation that the applicant follow the standard guidelines for roofing.
Commissioner Velasquez seconded the motion.

VOTE: AYE: Fish, Gibbs, Velasquez, Arreola, Carpenter, Grube, Fetzer, and Laffoon.
NAY: None.
ABSENT: Fernandez, Martinez-Flores, and Bowman.

ACTION: **MOTION PASSED with 8 AYE. 0 NAY. 3 ABSENT**

* *Commissioner Arreola left the meeting at 6:45 p.m.*

• **Item # 23. HDRC NO. 2021-045**
ADDRESS: 317 E MYRTLE
APPLICANT: Armendariz Cheryl Kathleen M & Richard Anthony

REQUEST: The applicant is requesting a Certificate of Appropriateness to amend the previous window replacement plan from 9 wood windows and 5 aluminum windows so all 14 aluminum window with wood screens.

FINDINGS:

- a. The accessory structure at 317 E Myrtle was constructed circa 1920, first appears on the 1951 Sanborn map, and contributes to the Tobin Hill Historic District. Per the 1951 Sanborn map, the structure functioned a 4-car garage on the first floor and a dwelling unit on the second floor.

- b. CASE HISTORY – On a site visit conducted on September 3, 2020, staff found that the accessory structure was subject to window, siding, and roof replacement prior historic approval and without permits. After attending two HDRC hearings, the applicant has committed to bringing the property into compliance.
- c. WINDOW SCREENS - The applicant has been approved to replace 5 windows on the interior yard and commercial neighbor side with aluminum while restoring 9 windows to wood on the most visible alleyway and driveway sides. At this time, the applicant is requesting approval to maintain the 14 aluminum windows installed prior to approval but to include wood window screens on all windows in an effort to produce a cohesive appearance while mitigating the visual impact of the non-conforming windows. Staff finds the proposed window screen design based on the submitted historic photographs is consistent with Guidelines for Exterior Maintenance 6.B.ix. However, staff finds that windows screens should be a supplement to window restoration rather than an enabler for non-conforming replacement.

RECOMMENDATIONS: Staff does not recommend approval to amend the allowance of replacing and additional 9 wood windows with aluminum windows based on the findings. Staff finds that the proposed windows screens are appropriate in addition to, but not in lieu of, window restoration.

PUBLIC COMMENTS: The Conservation Society of San Antonio, Cody Daigey, Rachel and Sonny Acostas, Federica Kushner-concur with staff recommendations and staff violations .

MOTION: Commissioner Carpenter moved to deny application as presented.
Commissioner Laffoon seconded the motion.

VOTE: AYE: Fernandez, Fish, Gibbs, Velasquez, Carpenter, Grube, and Fetzer.
NAY: None.
ABSENT: Arreola, Martinez-Flores, Bowman, and Laffoon.

ACTION: MOTION PASSED with 7 AYE. 0 NAY. 4 ABSENT.

- **Item # 24. HDRC NO. 2020-519**
ADDRESS: 405 CLUB DR
APPLICANT: Stacey Zimmermann/Marc Jones Construction LLC dba Sunpro Solar

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to install 18 solar modules on the existing roof.

FINDINGS:

- a. The primary structure at 405 Crofton is a 2-story, multi-family residential structure constructed circa 1950. The structure features a cross gable composition shingle roof, brick cladding, a second-story front porch with prominent wood balusters, and one-over-wood windows. The house has a large set back from Club and the front landscaping features a tall tree in front of the front-facing gable. The property is contributing to the Monticello Park Historic District.
- b. CASE HISTORY – The applicant’s request was previously heard by the HDRC on December 2, 2020, and it was determined that the solar panel installation was completed prior to HDRC approval. The HDRC requested that the applicant return to HDRC with field-verified, as-built drawings with dimensions related to the placement of the solar panels.

- c. LOCATION – The applicant is requesting approval to install 18 solar panels on the south-facing roofline of the primary structure. The 15 panels on the main side gable portion of the roof will be partially visible from the public right-of-way. The remaining 3 panels will be located on the roof of the second-story front porch and will not be visible from the public right-of-way. According to the Historic Design Guidelines for Additions 6.C.i., solar collectors should be located on a side or rear roof pitch to the maximum extent possible to minimize the visibility from the public right-of-way. The south-facing panels on the side gable roof will be partially visible from Club. While locating the solar panels on the south slope of the roof is the most efficient placement for maximum sun exposure, staff finds that the solar panels should be relocated to the rear roof face.
- d. PITCH – The panels will be installed flush with the roof pitch. Staff finds the proposal consistent with the Guidelines.
- e. REVERSIBILITY – The panels are fully removable from the existing roof, returning the roof to its pre-solar panel condition. Staff finds this consistent with the Guidelines.

RECOMMENDATIONS: Staff recommends approval based on findings a-through e with the following stipulation:

- i. That the solar panels are sited so that they are not visible from the public right-of-way. The applicant is required to submit an updated roof plan showing that the roof panels on the south face are relocated to the north face of the roof and that the solar array is not visible from the public right-of-way to staff for review and approval.
- ii. That the solar panels maintain at least 18” of separation from the roof eaves.

PUBLIC COMMENTS: Dignowity Hill Neighborhood Association- supports staff recommendations.

MOTION: Commissioner Grube moved to approve with staff stipulations.
Commissioner Velasquez seconded the motion.

VOTE: AYE: Fish, Carpenter, Grube, Fetzer, and Laffoon.
NAY: Gibbs and Velasquez.
ABSENT: Fernandez, Arreola, Martinez-Flores, and Bowman.

ACTION: MOTION PASSED with 5 AYE. 2 NAY. 4 ABSENT.

• **Item # 25. HDRC NO. 2020-577**
ADDRESS: 815 & 819 QUITMAN ST
APPLICANT: Mark Sullivan

REQUEST: The applicant is requesting conceptual approval to construct a 2-story 3200 square feet commercial structure.

FINDINGS:

- a. The applicant has proposed to construct a new two-story commercial structure on the vacant lot at 815-819 Quitman. The lot is located within the Government Hill Historic District. The lot is surrounded by existing industrial and utilitarian structures to the immediate east and north, and vacant lots to the west and south. The lot currently features natural plants and gravel with a front 6-foot tall wrought iron fence.

- b. **NEW CONSTRUCTION** – The applicant has proposed to construct a 80-foot wide by 40-foot deep, two-story metal warehouse structure with limestone masonry cladding, a metal roof, metal garage and pedestrian doors, with metal sliding windows. The structure will be placed on concrete pad with 3-foot wide perimeter sidewalks to the front and sides, with 9 front-loading parking spaces, and a 20-foot wide centered driveway entry from Quitman St.
- c. **SETBACK** – At this time, the applicant has not annotated the precise setback measurements. Per the submitted site plan, the structure is to be placed toward the rear half of the property with an estimated front setback of approximately 80-feet from Quitman St. Per the Guidelines for New Construction 1.A.i., applicants should align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, applicants should use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements. Staff finds that commercial structures within the district are set immediately adjacent to the front right-of-way whereas utilitarian structures such as the Army Lodge at 1306 E Grayson features a deep setback with a pedestrian walkway to the front and parking to the side and rear. Staff finds that the proposed setback with front loading parking is inconsistent with the Guidelines and creates an atypical condition in the district and should be revised to relate to existing commercial or utilitarian structures.
- d. **ORIENTATION** – The applicant has proposed to orient the front façade toward Quitman street with two front pedestrian doors and a garage door. Per the Guidelines for New Construction 1.B.i., applicants should orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street. Staff finds that while the pedestrian doors are consistent with the Guidelines, the proposed front loading garage doors should be relocated to the side or rear.
- e. **HEIGHT AND SCALE** – The applicant has proposed a ceiling height of 18-feet tall that slopes to a maximum ridge height of 24-feet. Per the Guidelines for New Construction 2.A.i., applicants should design new construction so that its height and overall scale are 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. In commercial districts, building height shall conform to the established pattern. 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%. Staff finds that a two-story structure may be appropriate provided that the massing and form relates to structures found historically within the district.
- f. **TRANSITIONS** – Per the Guidelines for New Construction 2.A.ii., applicants should utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story. The applicant has proposed to incorporate a metal awning between the first and second floor spanning approximately three-fourths of the front façade width excluding the garage door bay.
- g. **FOUNDATION AND FLOOR HEIGHT** – At this time, the applicant has not annotated the precise height of the proposed foundation height. Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures. Staff finds that a foundation detail that is consistent with those found historically for commercial structures in the district should be used. Typically, brick will meet the ground at grade with no exposed foundation.

- h. **ROOF FORM** – The proposed new structure features a simple turned gable. Per the Guidelines for New Construction 2.B.i., applicants should incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall. Staff finds that large gable warehouses are not found in the district and that a flat roof building with a parapet wall is more appropriate for the proposed commercial structure.
- i. **FENESTRATION** – The applicant has proposed to install sliding windows on the first and second floors approximately every 20-feet on center. Per the Guidelines for New Construction 2.C.i., applicants should incorporate window and door openings with a similar proportion of wall to window space as typical with 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. Staff finds that proposed fenestration does not relate to other historic commercial structures in the district. Staff finds that the front first floor should feature a tradition storefront system with secondary windows featuring vertical sash or casement configuration with similar dimensions and spacing pattern to that of other historic commercial structures.
- j. **FAÇADE CONFIGURATION** – The proposed new structure features two front pedestrian doors, a garage door to the side, and sliding window throughout. Per the Guidelines for New Construction 2.C.ii., the primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds that the proposed façade is inconsistent with the Guidelines and should feature a tradition storefront system with secondary windows featuring vertical sash or casement configuration with similar dimensions and spacing pattern to that of other historic commercial structures.
- k. **LOT COVERAGE**- The proposed new structure features a 3200 square foot rectangular footprint. The combined lots at 815-819 Quitman features a total of approximately 11500 square feet. Per the Guidelines for New Construction 2.D.i., new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. Staff finds the proposed lot coverage consistent with the Guidelines.
- l. **MATERIALS** – The applicant has proposed to construct a metal warehouse structure with a brick-masonry cladding, metal garage doors, pedestrian doors, and windows, and a metal roof. Per the Guidelines for New Construction 3.A.i., applicant should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Staff finds the brick masonry cladding is appropriate while other material details have not been submitted in detail.
- m. **ARCHITECTURAL DETAILS** – The applicant has proposed construct a new two-story commercial structure to feature a turned gable metal warehouse form with brick masonry cladding, sliding windows, and frontloading garage door, and a metal canopy between the first and second floor spanning approximately three-fourths of the front . Per the Guidelines for New Construction 4.A.i., applicants should design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic

- features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district. Staff finds that the proposed architectural details are not found on commercial structures within the district and should be revised to be consistent with Guidelines.
- n. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.
 - o. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee (DRC) on January 6, 2021 after being referred by the HDRC at the December 16, 2020 hearing. The DRC encouraged the reduction of front-loading parking, the development of horizontal architectural details such as a parapet or awning, a traditional fenestration pattern that is compatible with the steel structural system, and finalization of construction drawings and details. Staff finds that improvements have been made to design including utilizing brick masonry façade instead of limestone, breaking up the two-story wall plane with a metal awning, and further development of an appropriate window pattern with brick course sill and header aligned with the steel structural system. However, staff remains concerned by the quality of the submission materials regarding the revised site plan, elevation drawings, and material specifications.

RECOMMENDATIONS: Staff does not recommend conceptual approval based on the findings. Staff recommends the following items in concurrence with DRC to be addressed prior to receiving a recommendation of approval:

- i. A revised site plan depicting the reduction of front-loading parking. The current submission final annotation and measurements and only depicts conceptual landscaping.
- ii. A revised set of elevation drawings of all four sides of the proposed. The current submission are perspective renderings and do not suffice as construction drawings. The elevation drawing should include details on fenestration trim, garage and pedestrian door details if any, and eaves and soffits if a parapet is not incorporated.
- iii. Material specifications on the exact garage doors, pedestrian doors, windows, brick masonry, roofing, and awning. The current submission of unidentified example materials may be used as a conceptual palette but will not suffice for final approval.

PUBLIC COMMENTS: None.

MOTION: Commissioner Carpenter moved to postponed case to later date to provide additional documentation with details and dimensions to understand project.
Commissioner Velasquez seconded the motion.

VOTE: AYE: Fish, Gibbs, Velasquez, Carpenter, Grube, Fetzer, and Laffoon.
NAY: None.
ABSENT: Fernandez, Arreola, Martinez-Flores, and Bowman.

ACTION: MOTION PASSED with 7 AYE. 0 NAY. 4 ABSENT.

* *Commissioner Grube left meeting at 7:15 p.m.*

• **Item # 26. HDRC NO. 2021-028**
ADDRESS: 1829 N NEW BRAUNFELS AVE
APPLICANT: Pam Carpenter/Seventh Generation Design, Inc.

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to remove the existing, historic blade sign at 1829 N New Braunfels and place in storage until the sign can be rehabilitated and re-installed.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to remove the existing, historic blade sign at 1829 N New Braunfels and place in storage until the sign can be rehabilitated and re-installed.
- b. The historic structure at 1829 N New Braunfels, commonly known as the Emil Weilbacher Building was constructed in 1921 and is contributing to the Government Hill Historic District. The existing blade sign, while not original to the structure, is also contributing, and was installed in the mid-20th century.
- c. **BLADE SIGN REMOVAL** – At this time, the applicant has proposed to remove the existing, contributing blade sign from the façade of the historic structure and to store it off site until it can be rehabilitated and re-installed. The applicant has noted that the sign will be stored off site until funds can be raised, not to exceed a ten-year period. Staff finds the removal of contributing features to be inappropriate and the removal of the historic sign to be inconsistent with the Guidelines for Signage 1.B.i., which notes that historic signage should be preserved.
- d. **BLADE SIGN REMOVAL** – While the sign has fallen into disrepair, staff finds that historic elements that contribute to the integrity of a historic structure and district should remain in place. If the sign is to be removed for maintenance or repair, it should be reinstalled in a timely manner. Staff does not find the potential removal for up to ten years to be appropriate.

RECOMMENDATIONS: Staff does not recommend approval based on findings a through d. Staff recommends that the sign be maintained in place rather than be removed and placed in off-site storage.

PUBLIC COMMENTS: The Conservation Society of San Antonio concurs with staff recommendations.

MOTION: Commissioner Velasquez moved to approve as presented by applicant setting a timeframe of additional 2 years with possible extension timeframe.
Commissioner Fish seconded the motion.

VOTE: AYE: Fish, Gibbs, Velasquez, Fetzer and Laffoon.
NAY: None.
RECUSE: Carpenter
ABSENT: Fernandez, Arreola, Martinez-Flores, Grube, and Bowman.

ACTION: **MOTION PASSED with 5 AYE. 0 NAY. 1 RECUSAL. 5 ABSENT.**

- **Items #27, #28, #29, and #30**

MOTION: Commissioner Carpenter moved to postpone items 27-30 to the next available hearing.
Commissioner Velasquez seconded the motion.

VOTE: Aye: Fish, Gibbs, Velasquez, Carpenter, Fetzer, and Laffoon.
Nay: None.

Absent: Fernandez, Arreola, Martinez-Flores, Grube, and Bowman.

ACTION: MOTION PASSED with 6 AYE. 0 NAY. 5 ABSENT.

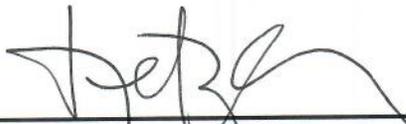
APPROVAL OF MEETING MINUTES:

The Commission approved the HDRC January 20th, 2021 meeting minutes.

ADJOURNMENT:

The meeting adjourned at 7:38 p.m.

APPROVED



Jeffrey Fetzer, Chair
Historic Design Review Commission
City of San Antonio

Date: 3/4/2021
mtg Minutes 2/3/21