



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
July 21, 2021

The City of San Antonio Historic and Design Review Commission met via videoconference on Wednesday, July 21, 2021.

MEETING CALLED TO ORDER:

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

ROLL CALL:

Present: Fernandez, Gibbs, Velasquez, Zumarán, Carpenter, Grube, Fetzer, and Laffoon.

Absent: Fish, Arreola, and Bowman.

* *Spanish 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:

- Item # 6 was withdrawn by applicant.
- Items #2, 8, 11, and 13 were pulled for discussion.

PUBLIC COMMENT:

- Item 1: Commissioner Grube expressed gratitude to the neighbors because the improvements would not be possible without them, in particular Bert Guerrero in commemoration and appreciation for all the work.
- Item 2: Scott Albert and several Dignowity neighbors request to pull item to discuss setbacks application.
- Item 8: Scott Albert and several Dignowity neighbors support staff recommendations.
- Item 11: The Conservation Society of San Antonio supports proposed plans of application.
- Item 13: Scott Albert - application seems incomplete.
- Item 15: Scott Albert and several Dignowity neighbors support staff recommendations.

CONSENT AGENDA:

- Item 1, Case No. 2021-347 1135 SHADWELL
- Item 3, Case No. 2021-305 115 E AGARITA AVE
- Item 4, Case No. 2021-343 138 PRINCESS PASS
- Item 5, Case No. 2021-336 146 NAVARRO ST
- Item 7, Case No. 2021-342 316 E LULLWOOD AVE
- Item 9, Case No. 2021-326 338 ARMY
- Item 10, Case No. 2021-317 3503 MARTIN LUTHER KING DR/MLK Park
- Item 12, Case No. 2021-348 815 E MAGNOLIA AVE
- Item 14, Case No. 2021-322 823 DAKOTA ST
- Item 15, Case No. 2021-273 1038, 1042, 1046 and 1050 DAWSON

MOTION: Commissioner Carpenter moved to approve items 1, 3-5, 7, 9, 10, 12,14 and 15 with staff stipulations.
Commissioner Grube seconded the motion.

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

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

INDIVIDUAL CONSIDERATION AGENDA ITEMS:

ITEM 2. HDRC NO. 2021-330
ADDRESS: 115 BOSTON
APPLICANT: Robert Lee/LINDLEE LLC

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story, single family residential structure on the vacant lot at 115 Boston, located within the Dignowity Hill Historic District. This lot is located at the corner of Boston Street and Lowe Street.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story, single family residential structure on the vacant lot at 115 Boston, located within the Dignowity Hill Historic District. This lot is located at the corner of Boston Street and Lowe Street.
- b. CONCEPTUAL APPROVAL – The Historic and Design Review Commission issued conceptual approval at the February 19, 2020, HDRC hearing with the following stipulations:
 - i. That the applicant submit a setback diagram noting that the proposed new construction will feature a setback greater than that of the neighboring historic structure (to the east).
 - ii. That the applicant comply with the Guidelines regarding lot coverage.
 - iii. That the applicant install wood or aluminum clad wood windows. The proposed windows should feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
 - iv. That the proposed driveway feature no more than ten (10) feet in width. **This stipulation has been met.**
 - v. That the walkway proposed to connect to the sidewalk at Boston Street feature a profile that matches those found historically within the district, solid concrete.
 - vi. That all mechanical equipment be screened from view from the public right of way. **This stipulation has been met.**
 - vii. That the applicant incorporates additional window openings toward the front façade on both the east and west elevations, specifically within the porch. **This stipulation has been met.**
 - viii. That the proposed side porch extends to at least the extent of the side bay, and feature preferably six (6) feet in depth. **This stipulation has been met.**
- c. CONTEXT & DEVELOPMENT PATTERN – This lot is currently void of any structures. New construction has been proposed and/or constructed on many lots, including those to the immediate west and south of the lot at 115 Boston. Historic structures on this block feature one story in height, with traditional architectural

elements. Recently, the Historic and Design Review Commission has approved new construction featuring 2-story structures.

- d. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant’s application documents do not clarify the proposed lot coverage. The applicant is responsible for complying with the Guidelines regarding lot coverage.
- e. SETBACKS & ORIENTATION – 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 proposed a setback noting that the proposed new construction will feature a setback that is equal to the existing one-story structures found on the block. Staff finds this to be appropriate.
- 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. As noted in finding c, this block of Boston features historic structures that feature 1-story in height. The applicant has proposed for the new construction to feature 1-story in height. Staff finds the proposed massing to be appropriate and consistent with the Guidelines.
- g. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant’s proposed entrance orientation is consistent with the Guidelines.
- h. 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. Per the submitted construction documents, the applicant has proposed foundation heights that are at minimum one (1) foot in height. This is consistent with the Guidelines.
- i. ROOF FORMS – The applicant has proposed roof forms that include front and side facing gables and rear facing hipped roofs. The applicant has also proposed shed roof elements over rear entrances. Staff finds the proposed roof forms to be appropriate and consistent with the Guidelines.
- j. WINDOW & DOOR OPENINGS – Generally, staff finds that the applicant has proposed window and door openings that are sized and positioned consistently with those found historically within the district.
- k. PORCH – The applicant has proposed porch massing that staff finds to be generally consistent in depth and profile with those found historically within the district. Generally, staff finds the proposed porch to be appropriate.
- l. MATERIALS – The applicant has proposed materials that include wood siding with a four (4) inch exposure, 6x6 wood columns, composition shingle roofs, and wood trim and fascia. Generally, staff finds the proposed materials to be appropriate and consistent with the Guidelines. Staff finds that corners of wood siding should either be joined by trim boards or mitered.
- m. WINDOW MATERIALS – The applicant has proposed to install a wood window product. Staff finds that the proposed window should be consistent with staff’s standard specifications for windows in new construction. Staff’s standard specifications are found in the applicable citations.
- n. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate and consistent with the Guidelines for New Construction.
- o. SITE ELEMENTS (DRIVEWAY) – The applicant has proposed to install a concrete, ribbon strip driveway at the rear of the lot, with access to Lowe Street. The applicant has proposed a total driveway width of nine (9) feet. Staff finds the proposed driveway to be appropriate and consistent with the Guidelines.
- p. LANDSCAPING – The applicant has noted various landscaping elements on the site plan. The applicant has noted the location of grass turf, trees and mulch planting beds. Staff finds the proposed landscaping to be appropriate.
- q. WALKWAY – The applicant has noted the installation of a front walkway leading to a sidewalk at the right of way on Boston; however, the applicant has not provided information on the profile of the concrete walkway. Staff finds that the front walkway should feature a profile that is consistent with those found historically within the district and the Guidelines for Site Elements.

- r. MECHANICAL EQUIPMENT – The applicant has noted the location of mechanical equipment, and its screening by a privacy fence. Staff finds this to be appropriate and consistent with the Guidelines.
- s. PRIVACY FENCING – The applicant has proposed to install privacy fencing on the west, and north sides of the property. Staff find the installation of a six (6) foot tall privacy fence to be appropriate.

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

- i. That the selected window product adheres to staff’s standard specifications for windows in new construction, as noted in finding m.
- ii. That the proposed setback does not exceed those found historically on the north side of the block.
- iii. That corners of siding either be mitered or joined by trim boards as noted in finding l.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

PUBLIC COMMENT: Scott Albert requests to pull item to discuss setbacks of the application.

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

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

ACTION: The MOTION PASSED with 8 AYES. 0 NAY. 3 ABSENT.

ITEM 8. HDRC NO. 2021-329
ADDRESS: 333 MARTIN LUTHER KING DR
APPLICANT: Miranda Garrison/City of San Antonio

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to construct a new 1-story community center.

- FINDINGS:**
- a. The applicant has proposed to construct an approximately 10,000 square foot community center on the lot addressed as 333 Martin Luther King. The lot is a parcel located east of downtown that currently features the Mt. Zion Frist Baptist Church, the church parking lot, and an outbuilding on the lot that was originally addressed as 120 Hardeman. The primary structure originally addressed as 120 Hardeman is no longer extant. The parcel is adjacent to the Frederick Douglass Elementary School. The property was designated as an individual local landmark on January 18, 2018, as part of the Eastside Churches initiative.
 - b. NON-CONTRIBUTING STRUCTURE - The proposal includes the removal of a 1-story outbuilding on the property. Staff has determined the structure to be non-contributing and its removal is eligible for administrative approval. The house that was original to the property is no longer extant.
 - c. SCALE AND DESIGN – The applicant has proposed to construct an approximately 7,209-square-foot Event Hall, an approximately 1,583-square-foot structure for Classroom Building 1, and an approximately 1,583-square-foot building for Classroom Building 2. Guideline 2.A.i for New Construction states that new construction should be designed 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. Based on the submitted

site plan and drawings, the Event Hall will feature modified hip roof not to exceed 2 stories in height and Classroom Buildings 1 & 2 will not exceed 1 story in height. Staff finds the proposal consistent with the Guidelines.

- d. **MATERIALS** – The applicant has proposed to clad the community center buildings in integral color stucco cladding with ACM metal siding accents. According to Guideline 3.A.i for New Construction, applicants 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. The Historic Design Guidelines suggest that applicants consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. The applicant has proposed to install a standing seam metal roof on the Event Hall and ACM metal siding and membrane roofing on the event building’s flat roof skylight. The applicant has proposed to install a membrane roofing material on the flat roof of the classroom buildings. Guideline 3.A.iv states that new metal roofs should be constructed in a similar fashion as historic metal roofs. The applicant has proposed to install aluminum windows and doors of various proportions and aluminum storefront systems on the community center complex. Staff finds the proposal appropriate.
- e. **MECHANICAL EQUIPMENT** – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way. The construction documents show condenser units on the north façade facing Hardeman Street. Staff finds the applicant should submit documentation regarding screening for the mechanical equipment from the public right-of-way.
- f. **HARDSCAPING** – The applicant has proposed to install concrete walkways throughout the community center complex, fencing and pedestrian gates, and a central event courtyard. Fence installation will require a separate application for a Certificate of Appropriateness. Staff finds the proposal appropriate.
- g. **LANDSCAPING** – At this time, the applicant has not provided a landscaping plan or a request for fence installation. The applicant should install landscape elements that are consistent with those found historically in the district.
- h. **ARCHAEOLOGY** – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATIONS: Staff recommends approval of new construction based on findings a through h with the following stipulations:

- i. That the applicant submits final material specifications, including full landscaping and hardscaping plans, to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the mechanical equipment is screened from the public right-of-way based on finding e.
- iii. Any request for fence installation will require a separate Certificate of Appropriateness application to be submitted to staff based on finding f.
- iv. **ARCHAEOLOGY** – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

PUBLIC COMMENT: Scott albert- supports staff recommendations

MOTION: Commissioner Carpenter moved to approve with staff stipulations.
Commissioner Gibbs seconded the motion.

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

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

ITEM 11. HDRC NO. 2021-308

ADDRESS: 601 DOLOROSA

APPLICANT: Irby Hightower/Alamo Architects

REQUEST: The applicant is requesting conceptual approval to:

1. Perform rehabilitative scopes of work to the Continental Hotel including the restoration of the historic storefront system, the installation of a new canopy system to match the original, the restoration of wood windows, the cleaning of the historic masonry façade, and remove an existing, rear addition.
2. Perform rehabilitative scope of work to the Arana Building including the repair of the historic storefront system, replacement of non-original aluminum windows with new windows, the cleaning of masonry, the restoration of the street canopy, and the removal of an existing, rear addition.
3. Perform rehabilitative scopes of work to the de la Garza House, including the restoration of the structure's height above grade, the restoration of the walls, windows, doors, porch and roof. The de la Garza House will remain in its existing location.
4. Construct a 15-story residential structure between the Continental Hotel and the Arana Building to feature approximately 255 residential units and parking for 342 automobiles.

FINDINGS:

- a. The applicant is requesting conceptual approval to perform rehabilitative scopes of work to the Continental Hotel, Arana Building, and de la Garza House, as well as to construct a 15-story residential structure between the structures as part of the redevelopment of the city block bounded by W Commerce to the north, Dolorosa to the south, San Pedro Creek to the east and N Laredo to the west.
- 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 portion of downtown features a mix of structures dating from various construction periods. Existing structures feature ranging heights from 1 to 2 stories to multi-story structures.
- d. **DESIGN REVIEW COMMITTEE** – This application was reviewed most recently by the Design Review Committee on July 13, 2021. The updated design included in this request addressed previous concerns by the committee including treatment along the street edge, creek, and areas adjacent to the de la Garza House. The committee members present agreed that the current design provided appropriate solutions in regards to existing historic resources and goals for San Pedro Creek.
- e. **CONTINENTAL HOTEL** – The applicant has proposed to perform rehabilitative scopes of work to the Continental Hotel including the restoration of the historic storefront system, the installation of a new canopy system to match the original, the restoration of wood windows, the cleaning of the historic masonry façade, and remove an existing, rear addition. Generally, staff finds the removal of the existing, rear addition to be appropriate as it is not part of the original construction. Staff finds the proposed rehabilitative scopes of work to be appropriate and consistent with the Guidelines, provided that work is done in-kind, with like materials.
- f. **ARANA BUILDING** – The applicant has proposed to perform rehabilitative scopes of work to the Arana Building including the repair of the historic storefront system, replacement of non-original aluminum windows with new windows, the cleaning of masonry, the restoration of the street canopy, and the removal of an existing, rear addition. Staff finds that replacement windows should feature a profile that is generally consistent with that of the original, and that replacement windows should comply with the Guidelines. Staff finds the removal of the existing, rear addition to be appropriate. Additionally, staff finds that all rehabilitative work should be done in-kind, with like materials.
- g. **DE LA GARZA HOUSE** – The applicant has proposed to perform rehabilitative scopes of work to the de la Garza House, including the restoration of the structure's height above grade, the restoration of the walls, windows, doors, porch and roof. The de la Garza House will remain in its existing location. Staff finds the proposed rehabilitative scopes of work to be appropriate and consistent with the Guidelines. Staff finds that all rehabilitative work should be done in-kind, with like materials.
- h. **O'HENRY HOUSE** – The applicant has noted that the O'Henry House will be relocated. The structure has

been relocated twice, and was relocated to its current location in the 1990's. The applicant has not yet finalized a location for the structure.

- i. **NEW CONSTRUCTION** – The applicant is requesting conceptual approval to construct a 15-story residential structure between the Continental Hotel and the Arana Building to feature approximately 255 residential units and parking for 342 automobiles.
- j. **ENTRANCE ORIENTATION** – According to the UDC Section 35-673, buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Primary entrances should be oriented toward the street and shall be distinguishable by an architectural feature. The proposed tower incorporates both the Continental Hotel and Arana Building into its pedestrian circulation plan; however, the applicant has sited the new construction to define active spaces, provide pedestrian connections between sites, animate the street scene and define street edges. Additionally, the applicant has oriented building entrances toward public right of ways.
- k. **PEDESTRIAN CIRCULATION** – Per the UDC Section 35-672(a), pedestrian access shall be provided among properties to integrate neighborhoods. Additionally, the various functions and spaces on a site must be linked with sidewalks in a coordinated system. The applicant has noted various connections, including those adjacent to the right of way and those that connect various site courtyards to each other and the right of way. This is consistent with the UDC.
- l. **CURB CUTS** – The applicant has proposed one curb cut to facilitate vehicular access into the site, to be located on Laredo Street. The UDC Section 35-672(b)(1)(B) notes that curb cuts should not exceed twenty-five (25) feet in width. Staff finds that the proposed curb cut on Laredo, should feature an uninterrupted sidewalk at the curb with a steeper vehicular approach to ensure that pedestrian access on the sidewalk is not disturbed. Generally, given that this is the only curb cut proposed, staff finds the width of twenty-seven (27) feet to be appropriate.
- m. **AUTOMOBILE PARKING** – The applicant has proposed structured parking to accommodate parking for approximately 342 automobiles. Additionally, all on-site parking is to be buffered and screened from view of the right of way, as noted in the UDC Section 35-672(b)(3). The applicant is responsible for complying with all parking requirements and standards of the UDC.
- n. **AUTOMOBILE PARKING CREEKSIDE SCREENING** – The UDC discourages the location of parking facilities within 100 feet of the river or creek right of way. Given the constraints of the site and desire to incorporate existing, historic buildings into the project while maintaining the required setback from the creek frontage, the proposal largely satisfies this requirement. The applicant has proposed an art / screening concept for the portion of the garage that remains exposed to San Pedro Creek. Staff finds that this proposal should be developed to fully screen the northeast corner of the structured parking in order to satisfy UDC requirements.
- o. **CREEKSIDE SETBACK** – The UDC Section 35-673(d) requires a fifteen (15) foot minimum setback from the San Pedro Creek project boundary for this property. The current proposal meets this standard.
- p. **CREEK FACADES** – The UDC Section 35-674.02(e)(7) notes that the design of the creek side of buildings should not establish a uniform, aligned wall, but rather a series of related and connected gardens, plazas and patios that should be integrated into the San Pedro Creek Improvements Project. Building massing should turn perpendicular to the creek and form gardens, courts, patios, paseos, and plazas between buildings and/or different building masses. Additionally, the UDC provides standards for separating facades at the creek level. The current proposal meets this standard.
- q. **CREEK FACADES** – The UDC Section 35-674.02(e)(12) notes that the Creekside of buildings should be responsive to the park-side of an urban building. Generally, per the submitted site plan, the applicant has complied with this section of the UDC.
- r. **MASS & SCALE** – According to the UDC Section 35-674.02 a building shall appear to have a “human scale” To comply with this, a building must feature reduced large floor plates and varying heights through the creation of smaller structures or facades, façade divisions designed to create building modules, maintain alignment with historic elements on the block, feature similar floor to floor heights as historic buildings on the block, and align architectural elements with historic architectural elements on the block. Generally, staff finds that the applicant has complied with this section of the UDC.
- s. **HORIZONTAL & VERTICAL VARIATION** – The UDC Section 35-674.02(e)(3) and (4) provide standards for both horizontal and vertical separation of new construction. Generally, staff finds that the applicant has successfully separated the facades of the proposed new construction both horizontally and vertically.

- t. GROUND FLOOR ACTIVATION – The UDC Section 35-674.02(e)(9) notes that ground floor spaces for retail or other active uses should be incorporated to sustain street level interest and to promote pedestrian traffic. The applicant is responsible for complying with this section of the UDC where new construction meets the street or creek.
- u. HEIGHT – The UDC Section 35-674.02(b) notes that there is not height restriction for new construction in RIO-7B; however, new construction located within the Main and Military Plaza Historic District should comply with the Guidelines for New Construction, and that towers of over seventy-five (75) feet in height must step back twenty (20) feet from the creek right of way or easement line. The Guidelines for New Construction notes that 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%. The adjacent block face features structures that are 1 and 2 stories in height; however, the applicant is maintaining the historic block face on both Dolorosa and W Commerce. Given the proposed setback of the new construction from the right of way at both Dolorosa and W Commerce, staff finds the proposed height appropriate and consistent with the Guidelines and UDC.
- v. TOWER DESIGN – The UDC Section 35-674.02(1) provides design standards for towers in both RIO-7A and 7B. Generally, staff finds that the applicant has successfully incorporated design standards found in this section in to the proposed design.
- w. MATERIALS – The UDC Section 35-674.02(c) notes that buildings within RIO-7 should aim for a timeliness design and employ sustainable materials and careful detailing that have proven longevity. Additionally, the interplay of materials, windows and other elements should support the larger design principles as articulated by the architect. Buildings should have architecturally detailed facades, where publicly visible, with no blank or featureless sides in anticipation of abutting to potential development in later phases or on adjacent land. The applicant has proposed masonry elements including brick, metal façade cladding and glass curtain wall systems. Generally, staff finds the proposed materials to be appropriate; however, staff finds that details on materials specifications should be submitted when returning to the Commission for final approval.
- x. WINDOWS – At this time the applicant has not provided information regarding windows. Staff finds that dark colored frames that are recessed at least two (2) inches within façade planes should be used.
- y. ARCHITECTURAL LIGHTING – At this time the applicant has not provided information regarding architectural lighting. Staff finds that an architectural lighting plan should be submitted when returning to the Commission for final approval.
- z. MECHANICAL & SERVICE EQUIPMENT – The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations. The applicant is responsible for complying with this section of the UDC.
- aa. LANDSCAPING – At this time the applicant has not provided a detailed landscaping plan. When returning to the Commission for final approval, staff finds that a detailed landscaping plan should be submitted for review and approval.
- bb. SAN ANTONIO RIVER AUTHORITY COORDINATATION – Per the UDC Section 35-672(c)8, consultation with the San Antonio River Authority regarding direct access to San Pedro Creek, landscaping and maintenance boundaries and storm water control measures prior to the submission for a Certificate of Appropriateness. The applicant is responsible for complying with this section of the UDC.

RECOMMENDATIONS:

1. Staff recommends conceptual approval of item #1, the rehabilitation of the Continental Hotel with the stipulation that all rehabilitative scopes of work are done in-kind, with like materials.
2. Staff recommends conceptual approval of item #2, the rehabilitation of the Arana Building with the stipulations that all rehabilitative scopes of work are done in-kind, with like materials and that windows replacement windows should comply with the Historic Design Guidelines.
3. Staff recommends conceptual approval of item #3, the rehabilitation of the de la Garza House with the stipulation that all rehabilitative scopes of work are done in-kind, with like materials.
4. Staff recommends conceptual approval of item #4, the construction of a 15-story residential tower with the

following stipulations:

- i. That the curb cut on Laredo feature an uninterrupted sidewalk at the curb with a steeper vehicular approach to ensure that pedestrian access on the sidewalk is not disturbed, as noted in finding l.
- ii. That screening for the northeast corner of the parking garage be developed to fully screen the northeast corner of the structured parking in order to satisfy UDC requirements. This includes full screening of an parking decks and / or spandrels that would otherwise be visible from the creek right of way based on finding n.
- iii. That specifications regarding all façade materials be submitted for review and approval when returning to the Commission for final approval.
- iv. That all windows are recessed at least two inches within façade openings, as noted in finding w.
- v. That detailed architectural and site lighting plans and a detailed landscaping plan be submitted to th Commission for review and approval when returning for final approval.
- vi. That the applicant coordinates with the San Antonio River Authority in regards to regarding direct access to San Pedro Creek, landscaping and maintenance boundaries and storm water control measures prior t the submission for a Certificate of Appropriateness.

PUBLIC COMMENT: The Conservation Society of San Antonio- supports proposed plans of the application.

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

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

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

ITEM 13. HDRC NO. 2021-321
ADDRESS: 920 BURLESON ST
APPLICANT: Patrick Callahan/Some Elbow Room

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at 920 Burleson, located within the Dignowity Hill Historic District.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at 920 Burleson, located within the Dignowity Hill Historic District.
- b. REAR ACCESSORY STRUCTURE (General Design) – The applicant has proposed to construct a rear accessory structure to feature a footprint of 240 square feet, siding to match that of the primary historic structure’s, and a shingle roof to match that of the primary historic structure’s. Per the Guidelines for New Construction 5.A., new accessory structures should be visually subordinate to the primary historic structure on the lot, should be no larger in footprint that forty (40) percent of the primary historic structure’s footprint, should relate to the period of construction of the primary historic structure, should feature similar window and door openings as those found historically on the primary historic structure. Generally, staff finds that the proposed rear accessory structure is consistent with the Guidelines for New Construction.
- c. REAR ACCESSORY STRUCTURE (Windows & Doors) – The applicant has noted the installation of one door and three windows. At this time, the applicant has not specified window or door materials. Staff finds that windows and doors should be consistent with the Guidelines for New Construction and staff’s standard specifications for windows in new construction. These specifications are found in the applicable citations.

- d. REAR ACCESSORY STRUCTURE (Setbacks & Orientation) – Per the Guidelines for New Construction 5.B., the predominant accessory structure orientation of the block should be matched for new construction. Additionally, historic setback for rear accessory structures should be matched. This block of Burleson features rear accessory structures at the rear of the lots, consistent with the proposed location. The applicant is responsible for complying with all zoning setbacks.

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

- i. That profile 117 siding be installed, matching that of the primary historic structure.
- ii. That the proposed new construction feature windows that are consistent with staff's standard specifications for windows in new construction, as noted in finding c and in the applicable citations.
- iii. That a wood door be installed as noted in finding c.
- iv. That the applicant adhere to all zoning setbacks, as noted in finding d.

PUBLIC COMMENT: Scott Albert- concerns about an incomplete application.

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

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

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

ITEM 16. HDRC NO. 2021-291
ADDRESS: 326 SEGUIN ST
APPLICANT: Marlene Hawkins/Government Hill Community Association

REQUEST:

A request for review by the HDRC regarding eligibility of the two-story, stone-clad building located at 326 Seguin St for landmark designation.

FINDINGS:

- a. On May 5, 2021, a demolition application was submitted to the Office of Historic Preservation by Joseph Hopewell of JR Ramon Demolition, on behalf of the property owner of the stone-clad building at 326 Seguin St, located in the Government Hill neighborhood of City Council District 2. OHP staff notified the Government Hill Community Association and other neighborhood stakeholders and conducted research during the 30-day review period provided by UDC 35-455. After completing the review, OHP staff's research did not indicate that the property met three criteria under UDC Sec. 35-607(b). Staff approved an administrative Certificate of Appropriateness for demolition on June 4, 2021.
- b. On June 10, 2021, Marlene Hawkins submitted a request for review of historic significance for the stone-clad building at 326 Seguin St on behalf of the Government Hill Community Association.
- c. DEMOLITION AND DESIGNATIONS COMMITTEE: The Demolition & Designation Committee (DDC) attended a virtual site visit on July 20, 2021. OHP staff will provide virtual site visit notes to commissioners before the July 21 hearing.
- d. HISTORIC CONTEXT: The property at 326 Seguin Street includes a two-story stone-clad Prairie Style commercial structure built c. 1930 for Colglazier & Hoff. It is located in the Government Hill neighborhood of City Council District 2. Weston Company, LLC. currently owns the property. The applicant posits that the building is the location of a national event, the Old Spanish Trail Auto Expedition of 1929, and that “the distinguishing characteristics architecturally of this building are the very careful selection and placement of

natural stones.” The Colglazier family owned the construction company that was located at 326 Seguin, and R. W. Colglazier, who served as president during the life of the company, was a decorated Army Lieutenant General. As a member of the armed forces, he played a key role in the planning and organization for the construction of the Pentagon.

- e. **SITE CONTEXT:** The property is located on a block bound to the north by Seguin St, the west by N New Braunfels Ave, the south by the Union Pacific railroad tracks, and the east by Frank St and Dignowity Ave. The parcel is primarily covered in gravel or concrete, with some vegetation near the subject structure. The two-story, stone-clad building shares the property with a stucco-clad commercial structure with attached metal canopy, located just north of the subject structure. The property is located northeast of the Dignowity Hill local historic district and southeast of the Government Hill local historic district. The surrounding neighborhoods have a number of individual local historic landmarks, both within and outside the aforementioned districts.
- f. **ARCHITECTURAL DESCRIPTION:** The property at 326 Seguin Street includes a two-story stone-clad Prairie Style commercial structure built c. 1930. It has a side-gabled standing-seam metal roof, with either ganged or single one-over-one windows tucked directly below the eaves on the second floor. Windows sit on stone or concrete sills. The primary entrance is on the north elevation, marked by a protruding first-floor end-gabled mass under a standing seam metal roof. The south elevation has a large garage door and rear entrance near the center, with two one-over-one windows near the west edge.
- 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):
 - 1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;** as a one-of-a-kind building, method of construction, and materials, and as part of the Old Spanish Trail initial expedition of 1929.
 - 2. Its location as a site of a significant local, county, state, or national event;** as part of the Old Spanish Trail initial expedition of 1929.
 - 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** the structure was built for the Colglazier family and was at one time headed by R. W. Colglazier, a lieutenant general in the U.S. Army who worked as a director for the WPA in Texas and had a key role in planning for the construction of the Pentagon.
 - 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;** as an example of a stone-clad Prairie Style commercial structure.Staff found that the evidence submitted by the applicant supports criteria 3 and 5 but does not sufficiently support criteria 1 or 2. The style, form, and materials of the stone structure are common for the period of construction, and though the property is along the route of the Old Spanish Trail through San Antonio, staff could find no evidence it was built as infrastructure related to the trail or built in response to the trail’s presence.
- h. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmark possesses 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 326 Seguin St 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 COMMENT: The Conservation Society of San Antonio and Scott Albert-supports finding of historic significance.

MOTION: Commissioner Carpenter moved for approval of finding historic significance based on criterion 3,5,6, 8, and 12.
Commissioner Gibbs seconded the motion.

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

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

ITEM 17. HDRC NO. 2021-289
ADDRESS: 318 W MISTLETOE
APPLICANT: Precision Contracting

REQUEST:

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

1. Relocate the existing windows on the west elevation to the east and south (rear) elevations.
2. Install 2 new window openings with vinyl windows on the west elevation.

FINDINGS:

- a. The primary structure located at 318 W Mistletoe is a 2-story single family residence constructed circa 1910. The structure first appears on the Sanborn Maps in 1912. The property features a T-shaped plan with a composition shingle cross gable roof, wood shingle and horizontal wood cladding, swooped porch awnings, one-over-one windows, and functional shutters. The property is contributing to the Monte Vista Historic District.
- b. CASE HISTORY – A request for replacement of the second-floor windows on the west elevation was heard by the HDRC in November 2016. At that time, the previous applicant requested to replace 7 original one-over-one wood windows on the west and east elevations with vinyl windows. The request was denied. The windows proposed for replacement on the west elevation were retained following the HDRC decision and the interior of the windows were sheet rocked.
- c. SITE VISIT – Staff conducted a site visit on June 29, 2021 and observed that the existing wood windows proposed for replacement are in good condition and are not deteriorated beyond repair.
- d. DESIGN REVIEW COMMITTEE – The applicant’s request was heard at the HDRC hearing on July 7, 2021. The HDRC referred the case to a Design Review Committee site visit. The DRC site visit was held on July 14, 2021. At the site visit, potential solutions were discussed for the proposed fenestration modifications.
- e. FENESTRATION MODIFICATIONS: WINDOW RELOCATION – The applicant has requested to remove and enclose the openings of 3 existing wood windows on the west elevation. The applicant has requested to relocate 2 of the existing windows to the east elevation and the south (rear) elevation. The small existing window on the west elevation is proposed to replace a bank of aluminum windows on the south (rear) elevation and will match the existing small second-story window on the rear elevation. One of the 2 traditional sized windows on the west elevation is requested to be removed and used to replace

the existing fixed second-story window on the east elevation. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window openings should be preserved. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Staff finds that the fenestration pattern and windows on the second story of the west elevation are original and should be retained. Staff finds the proposal inconsistent with the Guidelines.

- f. FENESTRATION MODIFICATIONS: NEW WINDOW INSTALLATION – The applicant has proposed to install 2 new window openings of nontraditional proportions on the west elevation in place of the existing windows to accommodate a bathroom. The applicant has proposed to install a vinyl window product in the new window openings. Guideline 6.A.i for Exterior Maintenance and Alterations states that applicants should avoid enlarging or diminishing to fit stock sizes. According to Guideline 6.B.iv for Exterior Maintenance and Alterations, new windows should be installed to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. The original windows are not deteriorated beyond repair. Staff does not find the proposal appropriate.

RECOMMENDATION:

Item 1, staff does not recommend approval of the window removal and relocation based on findings a through e. Staff recommends that the existing windows and window openings are retained. Any necessary window repairs are eligible for administrative approval.

Item 2, staff does not recommend approval of the new window installation based on finding f.

If the HDRC is compelled to approve items 1 & 2, staff recommends the following stipulation:

- i. That the applicant installs fully wood replacement windows. Meeting rails must be no taller than 1.25” and stile no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff There should be a minimum of two inches in depth between the front face of the window trim and the front fac of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The applicant is required to submit final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

PUBLIC COMMENT: Paul Kinnoson concurs with staff’s findings and recommendations.

MOTION: Commissioner Grube moved to continue case.
Commissioner Carpenter seconded the motion.

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

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

ITEM 18. HDRC NO. 2021-314
ADDRESS: 1115 WYOMING ST
APPLICANT: Office of Historic Preservation

REQUEST: The Office of Historic Preservation is requesting a Finding of Historic Significance for the property located at 1115 Wyoming St.

FINDINGS:

- a. On May 19, 2021, a demolition application was submitted to the Office of Historic Preservation by Gillermo Zertuche of JR Ramon Demolition on behalf of the property owner of 1115 Wyoming, located in the Denver Heights neighborhood of City Council District 2. OHP staff researched the property to determine eligibility during the 30-day review period provided by UDC 35-455. OHP contacted the owner on June 14, 2021, to inform them that preliminary evidence suggested the home may be significant and to arrange a site visit.
- b. 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.
- c. **DEMOLITION AND DESIGNATIONS COMMITTEE:** The Demolition & Designation Committee (DDC) held a site visit on June 29, 2021. Notes are included in the case file.
- d. **HISTORIC CONTEXT:** The structure at 1115 Wyoming is a single-story Queen Anne residence built in 1898 for John A. Grumbles. It is located in the Denver Heights neighborhood of City Council District 2. Joanne Njus and Alice Kneifel currently own the property. John A Grumbles married Ella in November 1897, just a couple months before purchasing the lot on Wyoming. John purchased the lot in January 1898, and in March 1898, he was granted a building permit for a one-story dwelling. The house first appears in an 1898 article about the home's construction, which states, "Mail Agent J. A. Grumbles is building a five-room cottage at 715 Wyoming...It will be six weeks before it is occupied." John was responsible for creation of the San Antonio branch of the NAACP, organized in 1918 with 503 members after John called together a group of people "he felt had leadership ability and concern for the conditions that were allowed to exist" for Black residents of San Antonio. The chapter grew quickly, and by 1920, it was named one of the seven largest branches of the NAACP in the nation. The chapter secured property for a community house where the Carver Community Center now stands and worked with the publishers of the San Antonio Express to "establish a \$100,000 reward fund to combat lynchings." Ella was active in local politics; she worked for the Citizens League, and in 1931, Ella was chosen as the primary speaker for a League meeting with "a crowd of about 400" attendees and at which Maury Maverick also spoke. John lived in the house until his death in 1921. Ella remained in the house until at least 1948; she passed away in 1952. The home retains a number of character-defining features of the Queen Anne style: a steeply hipped roof with lower cross gables, gable ornamentation, corner brackets above cutaway bay windows, and turned columns. Though the historic free-standing wood columns have been replaced by metal, turned wood pilasters are visible on the wraparound porch. The configuration of the main roof mass relative to the front gable and separate porch roof supports a build date between 1895 and 1905. Denver Heights is an historically black neighborhood located on San Antonio's near east side. Staff surveyed the block as part of the original 36 Square Mile survey in 2005 and found it to be an eligible local historic district. Should the neighborhood choose to pursue designation, 1115 Wyoming would contribute to the historic district.
- e. **SITE CONTEXT:** The structure at 1115 Wyoming is located on a block bounded by Wyoming St to the south, S Pine St to the east, N Schubach St to the North and S Olive St to the west. The historically unnamed alley that runs east-west across the center of the block is now called S Schubach St. The setback is about 20 feet, and there is a concrete sidewalk leading from the right-of-way to the front porch and door. The lot is largely covered in grass, with some old-growth trees growing very near the structure. The property sits about 10 feet east of a contemporary brick home.
- ARCHITECTURAL DESCRIPTION:** The steeply hipped composition shingle roof has intersecting ornamented gables on each elevation. Commissioners from the Demolition and Designation Committee of the Historic and Design Review Commission observed a layer of either wood or slate shingle below the composition shingle roof. Further investigation may reveal the remains of the original roof cladding. The house is clad in wood lap siding with stretches of faux brick skirting along the primary bay window and the porch, though wood lap is visible behind this faux brick where it has been pulled away from the house. The gable on the south/primary elevation is above a cutaway bay window with brackets at the corners and a decorative lintel over the center window. Wood windows on the primary elevation are one-over-one, while windows are secondary elevations are two-over-two. The front door has a transom and one side light to the east. Free-standing columns are metal,

but pilasters along the porch are turned wood. Character-defining features include a steeply hipped roof with lower cross gables, wraparound porch, wood lap siding, gable ornamentation, turned wood porch columns, cutaway bay window with brackets on primary elevation, ornamented lintel above center window of the bay on the primary elevation, oneover- one wood windows on the primary elevation, and two-over-two wood windows on secondary elevations.

- f. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
1. **Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;** 1115 Wyoming is located in an historically Black neighborhood and was built for a Black family who lived there for at least the first 50 years of the life of the house.
 3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;** the house was built for John A. and Ella Grumbles, John was responsible for the creation of the San Antonio branch of the NAACP, and Ella was active in local politics.
 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; the house is an example of a single-story;** the house is an example of a Queen Anne residence, and retains its historic footprint and character-defining features, such as its wood windows, steeply hipped roof with cross gables, gable and lintel ornamentation, wood lap siding, and turned wood porch columns.
 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 staff finds to be an eligible local historic district, Denver Heights.
- g. 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.
- h. 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:

Staff recommends approval of a Finding of Historic Significance and direction to process a request on behalf of the HDRC to City Council to consider a resolution to initiate designation of 1115 Wyoming St based on findings a through g.

PUBLIC COMMENT: The Conservation Society of San Antonio, Claudia L. Walker, Lindsey Wake and Dr. Van Hoy – concurs with staff’s finding for landmark designation; Claudia Espinosa, Mario Salas, Letty Saenz, Bri Ocampos, Deborah Omar, Everett Fly, and Maria Greene -oppose demolition.

MOTION: Commissioner Velasquez moved to approve as submitted.
Commissioner Gibbs seconded the motion.

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

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

ITEM 19. HDRC NO. 2021-318
ADDRESS: 220 N MESQUITE ST
APPLICANT: Brad Clawson/Elise Construction

REQUEST:

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

1. Modify the front façade to from the current configuration to feature two, grouped sets of two windows.
2. Remove two, existing window openings.
3. Replace the existing, aluminum windows, with new aluminum windows.

FINDINGS:

- a. The historic structure at 220 N Mesquite was constructed circa 1910 and is first found on the 1912 Sanborn Map. The historic structure has been modified from its original form to feature front façade modifications, and side and rear additions. At this time, the applicant has proposed fenestration modifications and window replacement.
- b. FRONT FAÇADE MODIFICATIONS – The applicant has proposed front façade modifications to modify the existing, front window openings from their current form to feature grouped window with profiles that are generally consistent with those found historically on the structure. Generally, staff finds this modification to be appropriate and consistent with the Guidelines; however, staff finds that window widths, and head and sill heights should be consistent with those found on the historic structure. Grouped windows should be separated by a wood mullion of approximately six (6) inches in width.
- c. FENESTRATION MODIFICATIONS – The applicant has proposed to remove two, existing window openings, one on the north façade and one on the south. Per the Guidelines for Exterior Maintenance and Alterations, 6.A.i., historic window and door openings should be preserved. Staff finds the proposed fenestration modifications to be inappropriate and inconsistent with the Guidelines.
- d. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, aluminum windows with new aluminum windows. Generally, staff finds the proposed replacement to be appropriate; however, staff finds that the proposed replacement windows should be consistent with staff’s standard specifications with windows, found above in the applicable citations.

RECOMMENDATIONS:

1. Staff recommends approval of item #1, front façade modifications based on finding b with the following stipulations:
 - i. That the proposed window openings feature widths, and head and sill heights that are consistent with those found historically on the historic structure.
2. Staff does not recommend approval of item #2, fenestration modifications based on finding c. Staff recommends that all original window openings remain as they currently exist.
3. Staff recommends approval of item #3, aluminum window replacement with new aluminum windows based on finding d, with the stipulation that the proposed replacement windows be consistent with staff’s standard specifications for windows.

PUBLIC COMMENT: Scott Albert- supports staff items 1 and 2 but does not support item 3.

MOTION: Commissioner Grube moved to approve item 1 and 3 with staff stipulations; and deny item 2. Commissioner Gibbs seconded the motion.

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

ACTION: The MOTION PASSED with 8 AYES. 0 NAY. 3 ABSENT.

- *Commissioner Laffoon left meeting at 5:15pm*

- *Staff reaching out to applicant for item 20 and proceeds to item 21*

ITEM 21. HDRC NO. 2021-333
ADDRESS: 203 ISABEL ST
APPLICANT: Lucia Zaragoza/ZARAGOZA JOHNNY C & LUCIA

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

1. Replace existing, damaged siding tiles, in-kind and paint the historic structure.
2. Repair the existing roof structure with matching shingles and perform awning repair.
3. Replace the existing, wood windows with white aluminum windows.
4. Remove the existing, street facing front door opening.

FINDINGS:

- a. The historic structure at 203 Isabel was constructed circa 1925 in the Craftsman style and is found on the 1927 Sanborn Map. The structure currently features a series of rear additions and non-original siding.
- b. REPAIR & MAINTENANCE – The applicant has proposed to replace existing, damaged asbestos siding with composite siding to match in profile and appearance, to paint the historic structure, to perform awning repair, and roof repair with matching shingles. Staff finds the in-kind repair work to be appropriate and consistent with the Guidelines.
- c. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, wood windows with new, aluminum windows. The Guidelines for Exterior Maintenance and Alterations 6.A. notes that historic windows should be preserved. Per the Guidelines for Exterior Maintenance and Alterations 6.B., when beyond repair, wood windows should be replaced, in-kind. Staff finds the proposal to replace the existing wood windows with aluminum windows to be inconsistent with the Guidelines. Per the submitted photos of the existing wood windows, staff finds them to be in a repairable condition.
- d. DOOR REMOVAL – The applicant has proposed to remove the existing, street facing front door. The Guidelines for Exterior Maintenance and Alterations 6.A. note that original window and door opening should be preserved. Staff finds the proposal to remove the existing, street facing front door to be inconsistent with the Guidelines.

RECOMMENDATIONS:

1. Staff recommends approval of item #1, in-kind siding replacement and painting as submitted based on finding b.
2. Staff recommends approval of item #2, in kind roof and awning repair based on finding b with the stipulation that all roof forms remain as they exist.
3. Staff does not recommend approval of item #3, wood window replacement with aluminum windows. Staff recommends that the existing wood windows be repaired. Any windows that are beyond repair should be replaced, in-kind. Additional information should be submitted to OHP staff noting that windows are beyond repair.
4. Staff does not recommend approval of item #4, the removal of the street facing front door, based on finding d. Staff recommends the existing, original door opening be preserved as it exists.

PUBLIC COMMENT: None.

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

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

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

ITEM 20. HDRC NO. 2021-312
ADDRESS: 119 DELAWARE
APPLICANT: Carlos Gonzalez/CJGonzalez Roofing

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to replace the existing standing seam metal roof in-kind, to include panel striations and a vented ridge cap and end cap.

FINDINGS:

- a. The primary structure at 119 Delaware is a 1-story residential structure constructed circa 1910 in the Queen Anne style. The home features woodlap siding, a primary hip roof with a front gable, and an asymmetrical front porch with dentil detailing above the columns. The structure is contributing to the Lavaca Historic District.
- b. **ROOF REPLACEMENT** – Historically, Queen Anne structures predominantly featured wood shingle or standing seam metal roofing. The structure currently features a standing seam metal roof with a vented ridge cap and end cap, which is inconsistent with staff’s current standard stipulations for roofing replacement. Based on the existing standing seam metal roof, staff finds a replacement metal roof acceptable, but finds that the applicant should adhere to staff’s standard stipulations for new metal roofs, including a double-munch or crimped ridge configuration for the ridge with no vented ridge or end caps and no striations on the roof panels.

RECOMMENDATIONS: Staff does not recommend approval of the request as proposed. Staff recommends approval of the roof replacement based on findings a and b with the following stipulations:

- i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end cap are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.

PUBLIC COMMENT: None.

MOTION: Commissioner Carpenter moved to approve with staff stipulations and the minimize ridge trim as much as possible and coordinate with staff for final approval.
Commissioner Velasquez seconded the motion.

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

ACTION: **The MOTION PASSED with 6 AYES. 0 NAY. 5 ABSENT.**

ITEM 22. HDRC NO. 2021-293
ADDRESS: 320 MADISON ST
APPLICANT: Maggie Wilmoth/MM LEGACY HOLDINGS LLC

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to:
1. Remove the existing front dormer.
2. Replace the existing composition shingle roof with a black standing seam metal roof.

FINDINGS:

- a. The primary structure located at 320 Madison is a 2-story, single-family structure constructed circa 1900. The property first appears as a 1-story structure on the 1904 Sanborn Map and was modified to feature a second story circa 1912. The 2-story structure first appears on the 1951 Sanborn Map. The structure features a composition

shingle hip roof, overhanging eaves, wood cladding, divided lite and one-over-one windows, a 2- story front porch, and Corinthian columns. The property is contributing to the King William Historic District.

- b. **ROOF MODIFICATION** – The applicant has proposed to remove the existing front dormer. Guideline 3.B.iii for Exterior Maintenance and Alterations states that distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends should be preserved and repaired. The applicant has expressed that their engineer, general contractor, and architect have not found evidence that the existing dormer is an original feature of the home, and that the existing dormer is in severe disrepair. The applicant has not provided evidence that the dormer is not original to the structure. Staff finds that the existing dormer should be repaired.
- c. **ROOF REPLACEMENT** – The applicant has proposed to replace the existing composition shingle roof with a black standing seam metal roof. Guideline 3.B.vi for Exterior Maintenance and Alterations states that metal roofs may be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. The 1904 Sanborn Map shows that the structure originally features a shingle roof, and the 1951 Sanborn Map shows that the roof may have been metal, slate, tile, or asbestos shingle. While standing seam metal roofs are generally appropriate for structures of this style in the King William Historic District, the Historic Design Guidelines state that new metal roofs must match the existing historic metal roof color or use the standard galvalume; modern manufacturer’s colors are not permitted. Staff finds the request for a black standing seam metal roof inconsistent with the Guidelines. Staff finds a galvalume standing seam metal roof to be appropriate.

RECOMMENDATIONS:

Item 1, staff does not recommend approval of the front dormer removal based on finding b.

Item 2, staff recommends approval of roof replacement with a standing seam metal roof based on finding c with the following stipulation:

- i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.

PUBLIC COMMENT: None.

MOTION: Commissioner Carpenter moved to item 1 and 2 for roof replacement with standing seam and attain color pre-weather stand for galvalume.
Commissioner Gibbs seconded the motion.

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

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

ITEM 23. HDRC NO. 2021-328
ADDRESS: 621 HAYS ST
APPLICANT: Jonathan Sanchez

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

1. Repair existing siding and paint the structure.
2. Remove the westernmost front door and replace with siding.

3. Perform fenestration modifications on the west façade, including the removal of an original window and the relocation of two existing windows.
4. Perform fenestration modifications on the east façade, including the removal of two, historic windows, and the installation of a contemporarily sized window.

FINDINGS:

- a. The historic structure at 621 Hays was constructed circa 1920 and is found on the 1951 Sanborn Map. The structure was constructed in the Craftsman style and features a full width front porch. The structure currently features two, street facing front doors flanked by grouped windows on each side.
- b. SIDING REPAIR & PAINTING – The applicant has proposed to sand and repair the existing siding, and repaint the structure. Staff finds the proposed scope of work to be appropriate; however, the brick chimney should remain unpainted.
- c. FRONT DOOR REMOVAL – The applicant has proposed to remove the existing, westernmost front door. The Historic Design Guidelines note that original window and door locations should be preserved as they exist. Staff has not found sufficient evidence that alludes to the historic structure having not been a duplex. Staff finds that maintaining both front doors provide an architectural reference to the structure’s historic form.
- d. FENESTRATION MODIFICATIONS (West Façade) – The applicant has proposed to perform fenestration modifications on the west façade, including the removal of an original window and the relocation of two existing windows. Per the Guidelines for Exterior Maintenance and Alterations, 6.A.i., historic window and door openings should be preserved. Staff finds the proposed fenestration modifications to be inappropriate and inconsistent with the Guidelines.
- e. FENESTRATION MODIFICATIONS (East Façade) – The applicant has proposed to perform fenestration modifications on the east façade, including the removal of two, historic windows, and the installation of a contemporarily sized window. Per the Guidelines for Exterior Maintenance and Alterations, 6.A.i., historic window and door openings should be preserved. Staff finds the proposed fenestration modifications to be inappropriate and inconsistent with the Guidelines. Additionally, staff finds the installation of a white, vinyl window within the historic structure’s footprint to be inappropriate and inconsistent with the Guidelines.

RECOMMENDATIONS:

1. Staff recommends approval of item #1, siding repair and painting with the stipulation that the existing brick chimney remain unpainted.
2. Staff does not recommend approval of item #2, the removal of the westernmost front door based on finding c. Staff recommends that the existing door opening remain in place. The existing, non-original door may be replaced with a door that wood and matches the profile of the existing, Craftsman door.
3. Staff does not recommend approval of item #3, fenestration modifications to the west façade based on finding d. Staff recommends that all historic window openings remain as they currently exist.

PUBLIC COMMENT: Scott Albert- supports staff’s original recommendations.

MOTION: Commissioner Carpenter moved to refer to DRC site-visit.
Commissioner Grube seconded the motion.

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

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

- *Commissioner Zumarán left meeting at 6:30pm*

ITEM 24. HDRC NO. 2021-324
ADDRESS: 909 N HACKBERRY ST
APPLICANT: Michael Garansuay/GARANSUAY MICHAEL S & TERESA P

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to construct two, 2-story residential structures and two, 1-story residential structures on the vacant lot at 909 N Hackberry, located within the Dignowity Hill Historic District.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct two, 2-story residential structures and two, 1-story residential structures on the vacant lot at 909 N Hackberry, located within the Dignowity Hill Historic District.
- b. **CONCEPTUAL APPROVAL** – The applicant received conceptual approval from the Historic and Design Review Commission hearing on November 18, 2020, to construct two, 2-story residential structures and two, 1-story residential structures on the vacant lot at 909 N Hackberry, with the following stipulations:
 - i. That the setbacks of both primary structures on N Hackberry be increased to be greater than the setback on N Hackberry of the structure at 527 Hays. **This stipulation has not been met.**
 - ii. That the applicant incorporates a foundation height that is consistent with the Guidelines. **Per the submitted construction documents, the applicant has proposed foundation heights that appear consistent with the Guidelines; however, staff finds that foundation heights should be annotated on construction documents.**
 - iii. That the applicant confirm consistency with the Guidelines in regards to lot coverage. **The applicant has not noted lot coverage calculations.**
 - iv. That standing seam metal roofs feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam or a low-profile ridge cap. If a ridge cap is used, it must be reviewed and approved prior to installation. Board and batten siding should feature a smooth finish, boards that are 12 inches wide and battens that are approximately 2 inches in width. Columns should be six inches square and feature capital and base trim as well as chamfered corners.
 - v. That both driveways do not exceed ten (10) feet in width, per the Guidelines, and that curb cuts be consistent with those found historically within the district. Staff recommends that the curb cut and driveway on Fayn Way be separated through the use of landscaping elements to maintain a ten (10) foot width. **The applicant has not noted curb cut and driveway widths.**
 - vi. That the proposed windows adhere to staff’s standards for windows in new construction as noted in findings, and as noted in the applicable citations. **The applicant has submitted a window product that generally meets staff’s standards for windows in new construction.**
- c. **CONTEXT & DEVELOPMENT PATTERN** – This block on N Hackberry features a commercial structure constructed circa 1960- and one-story historic structures. On the west side of N Hackberry, there are currently no residential structures that address N Hackberry.
- d. **CURRENT LOT** – The current lot is void of any structures and is bounded to the east by N Hackberry and to the north by Fayn Way, which is used as an alley.
- e. **SETBACKS & ORIENTATION** – 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. Staff finds that the proposed new construction should feature a setback that is greater than the side setback of the structure to the immediate south, which addresses Hays (527 Hays). Staff finds the proposed orientation to be appropriate and consistent with the Guidelines.
- f. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Per the submitted documents, the entrance of each primary structure will face N Hackberry. This is consistent with the Guidelines.
- g. **SCALE, MASS & HEIGHT** – 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. As noted in finding c, this block features one story structures; however, there are 2-story historic structure in the vicinity, specifically one block to the north. The applicant has noted an overall height of approximately twenty-eight (28) feet in height. Additionally, the applicant has proposed widths that are consistent with those found historically within the district. Generally, staff finds the proposed massing to be appropriate.

- h. 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. Per the submitted construction documents, the applicant has proposed foundation heights that appear consistent with the Guidelines; however, staff finds that foundation heights should be annotated on construction documents.
- i. ROOF FORMS – The applicant has proposed for the new construction to feature front facing gabled roofs. Generally, staff finds the proposed primary roof forms to be consistent with the Guidelines.
- j. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Generally, staff finds the proposed window openings to be atypical in size with those found historically within the district. Staff finds that window groupings, heights, and widths should be modified to be consistent with those found historically within the district. As proposed, windows appear to feature widths and overall heights that are smaller in size as those found historically within the district. Additionally, staff finds that façade locations that are void of fenestration should be modified to feature window openings, specifically the south elevation of building A.
- k. PORCHES – The applicant has proposed for both primary structures to feature both front and rear porches that are integral to the massing of both structures. Generally, staff finds the proposed porch depth and massing to be appropriate, as well as porch roof forms.
- l. LOT COVERAGE – Per the submitted site plan, it appears that lot coverage is less than fifty (50) square feet; however, staff finds that the applicant should confirm consistency with the Guidelines.
- m. BUILDING SPACING – The applicant has proposed approximately sixteen (16) feet between the primary structures and approximately thirty-three (33) feet between the primary and rear structures. Generally, staff finds the proposed building spacing to be appropriate; however, an increase in spacing between both primary structures would be appropriate.
- n. MATERIALS – The applicant has proposed materials that include shingle roofs, board and batten siding, and wood columns. Board and batten siding should feature a smooth finish, boards that are 12 inches wide and battens that are approximately 2 inches in width. Columns should be six inches square and feature capital and base trim as well as chamfered corners.
- o. WINDOW MATERIALS – The applicant has proposed Jeldwen aluminum clad wood windows. Generally, staff finds the proposed windows to be appropriate and consistent with staff’s standards for windows in new construction.
- p. ARCHITECTURAL DETAILS – Staff finds the proposed architectural details in regards to overall massing and porch forms to be appropriate; however, as noted in finding j, staff finds that window and door openings should be modified to be consistent with those found historically within the district. Additionally, staff finds that additional fenestration should be added to facades that are void of fenestration and that window groupings should be centered under the front facing gables.
- q. PARKING – The applicant has proposed for parking to be located at the rear of each primary structure, with entrances on both N Hackberry and Fayn Way. Generally, staff finds the proposed parking to be appropriate.
- r. DRIVEWAY – The applicant has proposed two driveways, one on N Hackberry and one on Fayn Way. Staff finds that both driveways should not exceed ten (10) feet in width, per the Guidelines, and that curb cuts should be consistent with those found historically within the district. Staff finds that the curb cut and driveway on Fayn Way should be separated through the use of landscaping elements to maintain a ten (10) foot width.
- s. LANDSCAPING – The applicant has submitted a detailed landscaping plan that notes the installation of site pavers and decomposed granite throughout the site. Generally, staff finds the use of decomposed granite and site pavers to be appropriate; however, staff finds that front yards should feature fifty (50) landscaping ground cover.

- t. FENCING – The applicant has proposed site fencing to include front, side and rear yard fencing. Staff finds the installation of fencing to be appropriate; however, front yard fencing should not exceed four (4) feet in height. Privacy fencing should not exceed six (6) feet in height. In the side yard, adjacent to Fayn Way, staff finds that fencing should not exceed six (6) feet in front of the primary façade of the two-story structures. Driveway gates, if proposed, should be set behind the front façade of the two-story structures.
- u. MECHANICAL EQUIPMENT – The applicant has noted the location of mechanical equipment. The applicant is responsible from screening all mechanical equipment from view from the public right of way.
- v. REAR ACCESSORY STRUCTURES – The applicant has proposed to construct two, 1-story residential structures on the west side of the lot at the rear of the two, 2-story primary structures. The proposed structures are to feature approximately 625 square feet each. The Guidelines for New Construction 5.A. notes that accessory structures should be designed to be visually subordinate to the principal structures in terms of their height, massing, and form; should be no larger in plan than forty (40) percent of the primary structure’s footprint; should feature complementary materials and simplified architectural details; and should feature similar window and door openings. Generally, staff finds the proposed rear structures to be consistent with the Guidelines.
- w. ACCESSORY STRUCTURES – The Guidelines for New Construction 5.B. notes that new accessory structures should match the predominant orientation of accessory structures found along the block, and should follow historic setback patterns of similar structures along the streetscape or within the district. The applicant has proposed to locate the accessory structures at the rear of the lot, a location that is generally appropriate for the Dignowity Hill Historic District.
- x. MATERIALS (Accessory Structures) – The applicant has proposed materials that include shingle roofs and board and batten siding. Board and batten siding should feature a smooth finish, boards that are 12 inches wide and battens that are approximately 2 inches in width.
- y. WINDOW MATERIALS (Accessory Structures) – The applicant has noted the installation of aluminum clad wood windows. Staff finds this to be appropriate; however, the proposed windows should adhere to staff standards for windows in new construction, as noted in the applicable citations.
- z. ARCHITECTURAL DETAILS (Accessory Structures) – Staff finds the proposed architectural details in regard to overall massing and porch forms to be appropriate; however, staff finds that window and door openings should be modified to be consistent with those found historically within the district. Additionally, staff finds that additional fenestration should be added to facades that are void of fenestration.

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

- i. That the setbacks of both primary structures on N Hackberry be increased to be greater than the setback on N Hackberry of the structure at 527 Hays, as noted in finding e.
- ii. That the applicant confirm that foundation heights are consistent with the Guidelines, as noted in finding h.
- iii. That the applicant confirm consistency with the Guidelines in regard to lot coverage, as noted in finding l.
- iv. That board and batten siding feature a smooth finish, boards that are 12 inches wide and battens that are approximately 2 inches in width, and that the proposed aluminum clad wood windows adhere to staff’s standard specifications for windows in new construction, as noted in the applicable citations.
- v. That both driveways do not exceed ten (10) feet in width, per the Guidelines, and that curb cuts be consistent with those found historically within the district. Staff recommends that the curb cut and driveway on Fayn Way be separated through the use of landscaping elements to maintain a ten (10) foot width.
- vi. That the front yard feature at least fifty (50) percent ground cover, that front yard fencing not exceed four (4) feet in height, that privacy fencing not extend past the front facades of the two story structures, and that driveway gates be setback behind the front façade of the two story structures.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

PUBLIC COMMENT: Scott Albert- opposes the case.

MOTION: Commissioner Grube moved to refer to DRC.
Commissioner Gibbs seconded the motion.

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

ACTION: **The MOTION PASSED with 6 AYES. 0 NAY. 5 ABSENT.**

ITEM 25. HDRC NO. 2021-063
ADDRESS: 253 LOTUS ST
APPLICANT: Timothy DeWein

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

1. Replace rotten or missing siding with similar wood siding.
2. Replace seven (7) wood windows with vinyl windows.
3. Replace 3 (three) wood windows with new wood windows.
4. Replace the front door with a new door.
5. Install stucco foundation skirting with vents and wood trim.

FINDINGS:

- a. The primary historic structure at 253 Lotus was constructed circa 1920 in the Craftsman style, first appears on the 1951 Sanborn map, and contributes to the Lavaca Historic District. The structure featured a primary hipped roof with standing seam metal, 177-profile wood lap siding, and wood windows and screens.
- b. COMPLIANCE – The applicant disclosed in their application submitted on September 21, 2020, that the property 253 Lotus was subject to stucco application over the wood lap siding, wood window and door replacement prior to the issuance of a Certificate of Appropriateness. A site visit was performed and stop work order was subsequently issued by staff.
- c. SIDING REPAIR – The applicant has removed the previously installed stucco façade and at this time is requesting repair to the existing siding. Staff finds siding repair to be appropriate; however, siding replacement should only occur where necessary. Wholesale siding repair should not be performed, and new siding should match the existing in profile
- d. WINDOW REPLACEMENT (Wood to Vinyl) – The Guidelines for Exterior Maintenance and Alterations note that when original wood windows are beyond repair, they should be replaced, in-kind. The replacement of original wood windows with vinyl windows is not consistent with the Guidelines. The installation of wood window screens is not an appropriate solution to the unapproved replacement of wood windows with vinyl windows. Staff finds that wood windows should be installed
- e. WINDOW REPLACEMENT (Wood to wood) – The Guidelines for Exterior Maintenance and Alterations note that when original wood windows are beyond repair, they should be replaced, in-kind. The applicant has proposed to replace original wood windows with Jeldwen W2500 wood windows. Staff finds that the repair of historic wood windows is appropriate and consistent with the Guidelines; however, the original windows no longer exist on site Staff finds the installation of wood windows to be appropriate.
- f. DOOR REPLACEMENT – The applicant has proposed to replace the existing, non-original front door with a new, steel door. The Guidelines for Exterior Maintenance and Alterations notes that replacement door should

match the original, in-kind. If this is not possible, replacement door should match the size, material, and profile of the historic element.

- g. **STUCCO SKIRTING** – The applicant has proposed to install stucco skirting with foundation vents. Per the Guidelines for Exterior Maintenance and Alterations, replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact. Staff finds the proposed stucco skirting to be inconsistent with the Guidelines. Staff finds that skirting should be installed that matches the profile of the historic siding.

RECOMMENDATIONS:

- 1. Staff recommends approval of item #1, siding repair with the following stipulations:
 - i. That only spot replacement occur. Wholesale siding replacement is not to occur.
 - ii. That the replacement siding match the original in profile.
- 2. Staff does not recommend approval of item #2, original wood window replacement with vinyl windows. Staff recommends the installation of wood windows that are consistent with staff’s standards for new windows.
- 3. Staff recommends approval of item #3, original wood window replacement with replacement wood windows with the stipulation that wood windows are consistent with staff’s standards for new windows.
- 4. Staff does not recommend approval of item #4, the installation of a steel door. Staff recommends that an architecturally appropriate wood door should be installed. The door shall be submitted to OHP staff for review and approval prior to installation.
- 5. Staff does not recommend approval of item #5, stucco skirting installation. Staff recommends that skirting be installed that matches the profile of the historic wood siding.

PUBLIC COMMENT: None.

MOTION: Commissioner Carpenter moved refer to DRC site-visit and bring proper substantial documentation from applicant and staff.
Commissioner Velasquez seconded the motion.

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

ACTION: **The MOTION PASSED with 6 AYES. 0 NAY. 5 ABSENT.**

ITEM 26. HDRC NO. 2021-345
ADDRESS: 409 QUITMAN ST
APPLICANT: Alex Cruz/CRUZ ALEX LOUIS

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

- 1. Perform fenestration modifications to the front façade.
- 2. Remove existing, non-original window openings from the side (east) façade.
- 3. Construct a rear addition.
- 4. Perform landscaping modifications including the installation of xeric landscaping materials throughout the front yard and the removal of the existing, front walkway.

FINDINGS:

- a. The historic structure at 409 Quitman is located within the Government Hill Historic District and was originally constructed in the Craftsman style. The historic structure features a number of modifications, including modifications to trim and roof eaves, window replacement and fenestration modifications.

- b. VIOLATION – OHP staff performed a site visit on June 10, 2021, where a stop work order was issued for fenestration modifications, the construction of a rear addition, and site work. A previous application for the construction of a rear addition was submitted to OHP staff in March 2021 and was determined incomplete.
- c. FENESTRATION MODIFICATIONS (Front Façade) – The applicant has proposed fenestration modifications to the front façade by removing the two, existing window openings. The previous two openings, while not original and off centered under the gable, related to the fenestration profile commonly found on historic Craftsman structures; two grouped windows located under the front facing gable. Staff finds the removal of these windows to be inappropriate, as front facing windows beneath a front facing gable are found historically throughout the Government Hill Historic District. Staff finds that the previously removed window openings should be restored and should be centered beneath the front facing gable.
- d. FENESTRATION MODIFICATIONS (East Façade) – The applicant has proposed fenestration modifications to the east façade by remove two, existing window openings. The removal of these existing window openings will result in the east façade being void of fenestration toward the front façade, locations that historically featured fenestration. Staff finds the proposed fenestration modifications to be inconsistent with the Guidelines.
- e. REAR ADDITION – The applicant has proposed to construct a rear addition. The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate or the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. The applicant has proposed an addition that feature a significant side profile, a flat roof, and a height that is slightly larger than that of the primary historic structure. Staff finds the rear addition to be inconsistent with the Guidelines.
- f. REAR ADDITION (Materials) – The applicant has proposed to install composite siding with a faux wood grain texture and a profile of approximately 6 to 8 inches, and aluminum windows. The Guidelines for Additions 3.A. notes that complementary materials that match the original in type, color, and texture should be used. Additionally, the Guidelines note that any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds the proposed materials to be inconsistent with the Guidelines.
- g. READ ADDITIONS (Architectural Details) – The Guidelines for Additions 4.A. notes that additions should be designed to reflect their time while respecting the historic context of the historic structure and should incorporate architectural details that are consistent with those of the original structure. Staff finds the proposed addition’s architectural details to be inconsistent with the Guidelines.
- h. LANDSCAPING – The applicant has proposed landscaping modifications that include the installation of xeric materials throughout the front yard, and the removal of the existing, front walkway. Staff finds that plantings should be installed within the front yard to provide fifty (50) percent of the front yard with vegetative ground cover, and that a walkway be installed that is consistent with the Guidelines for Site Elements.

RECOMMENDATIONS:

- 1. Staff does not recommend approval of item #1, fenestration modifications to the front façade. Staff recommends that the applicant reinstall two, grouped windows, centered beneath the front facing gable. Windows should comply with staff’s standards for windows in new construction.
- 2. Staff does not recommend approval of item #2, fenestration modifications to the east façade. Staff recommends that the applicant install windows on the east façade, toward the front of the historic structure. Windows should comply with staff’s standard for windows in new construction.
- 3. Staff does not recommend approval of item #3, the construction of a rear addition. Staff recommends that the addition’s roof form, materials, and fenestration profile be modified to be consistent with the Guidelines. Composite siding with a four (4) inch exposure and no faux wood grain may be used if wood siding that matches that of the historic structure is not used. A gabled or hipped roof should be installed and windows should comply with staff’s standards for windows in new construction.
- 4. Staff recommends approval of item #4, landscaping modifications with the following stipulations:

- i. That vegetation be installed within the front yard to cover approximately fifty (50) percent of the front yard area.
- ii. That a concrete walkway be installed that is aligned with the front door that features three to four feet in width.

PUBLIC COMMENT: None.

MOTION: Commissioner Grube moved to refer to the DRC.
Commissioner Carpenter seconded the motion.

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

ACTION: **The MOTION PASSED with 6 AYES. 0 NAY. 5 ABSENT.**

ITEM 27. HDRC NO. 2021-320
ADDRESS: 231 WICKES
APPLICANT: Joe Alderete III/ALDERETE JOSEPH V III & KARINA C

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to install a standing seam metal roof with a ridge cap.

FINDINGS:

- a. The historic structure at 321 Wickes was constructed circa 1920 in the Folk Victorian style. The structure is located on a corner lot and features a primary hipped roof with gabled roof elements facing both Stieren and Wickes. The structure also features a wraparound porch. Modifications have previously occurred to the structure including fenestration modifications.
- b. VIOLATION – On June 21, 2021, OHP staff found that a standing seam metal roof had been installed at 231 Wickes prior to the issuance of a Certificate of Appropriateness and a permit. OHP staff issued a notice of violation to the property owner at that time. The standing seam metal roof features a ridge cap and replaced an existing, asphalt shingle roof.
- c. ROOF REPLACEMENT – The applicant has proposed to replace the existing, asphalt shingle roof with a standing seam metal roof to feature a ridge cap. Per the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should be installed where historically found or architecturally appropriate. Additionally, the Guidelines note that new metal roofs should adhere the specifications outlined in the Guidelines; panels should be smooth and feature 18 to 21 inches in width, seams should be 1 to 2 inches tall, ridge seams should featured a crimped ridge seam, and panels should feature a standard galvalume finish. Staff finds that the proposed ridge cap should be eliminated for a crimped ridge seam.

RECOMMENDATIONS:

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

- i. That the proposed standing seam metal roof feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.

PUBLIC COMMENT: None.

MOTION: Commissioner Carpenter moved to approve as submitted with the stipulation that the gable in caps (permeance)pieces be fabricated the conforms with the geometry of the pediments and does not flap the conceal of architectural details
Commissioner Velasquez seconded the motion.

HDRC Mtg Minutes 7.21.21

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

ACTION: The MOTION PASSED with 6 AYES. 0 NAY. 5 ABSENT.

APPROVAL OF MEETING MINUTES:

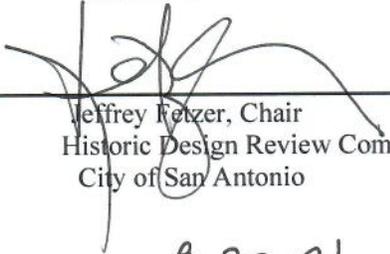
MOTION: Commissioner Fernandez moved to approve the July 7th, 2021, HDRC meeting minutes. Commissioner Gibbs seconded the motion.

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

ACTION: The MOTION PASSED with 6 AYES. 0 NAY. 5 ABSENT.

ADJOURNMENT: The HDRC regular scheduled meeting adjourned at 7:45 p.m.

APPROVED



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

Date: 8.20.21