



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
August 18, 2021**

The City of San Antonio Historic and Design Review Commission met via videoconference on Wednesday, August 18, 2021.

MEETING CALLED TO ORDER:

Chairman Fetzer called the meeting to order at 3:04 p.m.

ROLL CALL:

Present: Fernandez, Fish, Velasquez, Arreola, Zumarán, Carpenter, Grube, Fetzer, and Laffoon.
Absent: Gibbs, 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 #10 were pulled for discussion by applicant request.
- Item # 17 postponed by applicant.
- Items # 6, 19, 23 and 27 was withdrawn by applicant.

PUBLIC COMMENT:

- Item 1: Andrea Garza- supports staff recommendations.
- Item 3: Scott Albert and several Dignowity neighbors- support staff recommendations.
- Item 5: Scott Albert and several Dignowity neighbors- support staff recommendations.
- Item 9: Lisa Lynn-concurs with staff recommendations.
- Item 15: Scott Albert and several Dignowity neighbors- support staff recommendations
- Item 16: Scott Albert and several Dignowity neighbors- does not support request on item 1.
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CONSENT AGENDA:

- | | |
|------------------------------|------------------------------|
| ○ Item 1, Case No. 2021-387 | 612 LEIGH ST |
| ○ Item 2, Case No. 2021-394 | 100 – 200 Blocks Quentin Dr. |
| ○ Item 3, Case No. 2021-390 | 1103 N PINE ST |
| ○ Item 4, Case No. 2021-381 | 112 SOLEDAD ST |
| ○ Item 5, Case No. 2021-377 | 1951 W HUISACHE AVE |
| ○ Item 7, Case No. 2021-384 | 227 4th |
| ○ Item 8, Case No. 2021-385 | 233 FLORIDA ST |
| ○ Item 9, Case No. 2021-396 | 317 WICKES |
| ○ Item 11, Case No. 2021-388 | 514 MADISON ST |

- Item 12, Case No. 2021-376 5330 SAN PEDRO AVE
- Item 13, Case No. 2021-378 2020 N ST MARYS ST
- Item 14, Case No. 2021-397 410 AUSTIN ST
- Item 15, Case No. 2021-328 621 HAYS ST
- Item 16, Case No. 2021-362 412 MUNCEY
- *Commissioner Fetzer lost connectivity, he will rejoin as able to re-connect .*

MOTION: Commissioner Carpenter moved to approve items 1-5,7-9, and 11-16 with staff stipulations. Commissioner Fernandez seconded the motion.

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

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

- *Commissioner Fetzer re-connected at 3:15pm .*
- *Couldn't get a hold on applicant for item 10 moved on to item 18.*
- *Commissioner Laffoon lost connectivity from meeting at 3:30pm.*

INDIVIDUAL CONSIDERATION AGENDA ITEMS:

- *Could not reach applicant for item 10 moved on to item 18.*

ITEM 18. 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 incorporate 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 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. PREVIOUS REVIEW – This request was reviewed by the Historic and Design Review Commission on July 21, 2021. At that hearing, the request was referred to the Design Review Committee.
- d. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on July 27, 2021. At that meeting, the committee discussed the proposed driveway, setbacks and pervious/impervious pavement on site.
- e. 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.
- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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 fourteen (14) inches in height. This is consistent with the Guidelines.
- k. 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.
- l. 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.

- m. 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.
- n. LOT COVERAGE – Per the submitted construction documents, the applicant has proposed lot coverage that totals 47.8%. This is consistent with the Guidelines.
- o. 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.
- p. 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. The applicant has revised the construction document set to note compliance with this requirement. Columns should be six inches square and feature capital and base trim as well as chamfered corners.
- q. 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.
- r. ARCHITECTURAL DETAILS – Staff finds the proposed architectural details in regards to overall massing and porch forms to be appropriate; however, as noted in finding i, 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.
- s. 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.
- t. DRIVEWAY – The applicant has proposed three driveways, one on N Hackberry and two on Fayn Way. He applicant has noted driveway widths of nine (9) feet and driveway profiles consisting of ribbon strips. Staff finds this to be appropriate.
- u. 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.
- v. 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 should be set behind the front façade of the two story structures.
- w. 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.
- x. 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.

- y. **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.
- z. **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.
 - aa. **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.
 - bb. **ARCHITECTURAL DETAILS (Accessory Structures)** – Staff finds the proposed architectural details in regards 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 g.
- ii. That the applicant explore or utilize a lower floor to ceiling plate height to reduce the overall massing.
- iii. That the applicant explore the relationship of solids to voids in regards to window opening sizes and fenestration patterns. As noted in findings l and bb, staff recommends that additional fenestration should be added to facades that are void of fenestration, and that that window groupings, heights, and widths should be modified to be consistent with those found historically within the district. 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 and several Dignowity neighbors- support staff recommendations.

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

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

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

- *Commissioner Laffoon rejoined meeting at 3:45pm*

ITEM 10. HDRC NO. 2021-386

ADDRESS: 318 REFUGIO ST

APPLICANT: MARK SALVADOR/FISHER HECK ARCHITECTS

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Construct a rear addition in the location of an existing uncovered deck. The addition will measure approximately 140 square feet.

2. Perform fenestration modifications.

FINDINGS:

- The primary structure located at 318 Refugio is a 1-story residential structure constructed circa 1900 in the Folk Victorian style. The structure features woodlap siding, a cross gable configuration with fishscale siding and ginger breadding, and an asymmetrical front porch with turned columns. The structure is contributing to the Lavaca Historic District.
- FOOTPRINT** –The applicant as proposed to construct a new addition to the primary structure totaling approximately 150 square feet. The addition will be located at the rear of the structure where an uncovered deck is presently located. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. Staff finds the proposal consistent.
- ORIENTATION AND SETBACK** –The applicant has proposed to construct an addition to the rear of the structure. The western façade of the addition will extend beyond the existing side façade of the historic house. According to Guideline 1.A.iv, a setback or recessed area should be utilized for a new addition to provide a clear visual distinction between old and new building forms. The side addition extends minimally beyond the primary structure façade but echoes an existing condition on the opposite side of the home. The addition is subordinate in scale, design, and location. Staff finds the orientation and setback appropriate.
- SCALE** –The proposed addition is 1-story but will be slightly taller than the primary historic structure. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds a 1-story structure consistent with the Guidelines in terms of height.
- FENESTRATION** –According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. The applicant is requesting aluminum-clad wood windows, but the drawings indicate a long horizontal window and several single-pane, vertically-oriented windows. Staff generally finds the requested fenestration locations to be appropriate, but finds that the horizontal window should be modified to feature a more traditional vertical orientation and proportion and the proposed vertically oriented windows should feature a one over one configurations, as noted in the stipulations listed in the recommendation. The applicant lists vinyl windows; the windows should be wood or clad wood in material to comply with staff’s standard stipulations for windows in additions as noted in the recommendation, which is consistent with the applicant’s prior approval for this scope of work in 2016 as included in the submitted documents.
- MATERIALITY** –The applicant has proposed to use board and batten siding, horizontal cementitious foundation skirting, and asphalt shingle roofing. Staff finds this generally appropriate.
- ROOF FORM** –The proposed rear addition will utilize a shed roof form with a height that is subordinate to the primary structure. Staff finds the rear roof form to be generally appropriate.
- FENESTRATION MODIFICATIONS** –The applicant has proposed to modify side door configurations to feature new French doors and a replacement side door. Staff finds the request generally appropriate.

RECOMMENDATIONS: Staff recommends approval of the request items based on findings a through i with the following stipulations:

- i. That the applicant installs two single bay garage doors in lieu of the proposed double width overhead door as noted in finding g.
- ii. That the applicant installs a fully wood or aluminum clad wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be 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. All paired windows should feature a true ganged condition as noted in finding e.
- iii. 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.
- iv. That the applicant complies with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment if applicable.

PUBLIC COMMENT: None

MOTION: Commissioner Fish moved to approve with staff stipulations except for item 1. Commissioner Velasquez seconded the motion.

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

ACTION: **The MOTION PASSED with 8 AYES. 0 NAY. 2 ABSENT. 1 ABSTAIN.**

ITEM 20. HDRC NO. 2021-360
ADDRESS: 615 E EVERGREEN
APPLICANT: TX3 PROPERTIES LLC

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to:
1. Demolish the existing rear accessory structure.

2. Construct a new 1-story, 308-square-foot rear accessory structure with an attached carport.
3. Reduce the length of the front porch.
4. Construct a 1-story, 323-square-foot rear addition.
5. Install a rear covered patio.
6. Remove and enclose 4 existing windows.
7. Replace 22 existing wood windows with new aluminum-clad wood windows.
8. Replace the existing standing seam metal roof with a composition shingle roof on the main house.
9. Replace the existing ribbon driveway with a fully concrete driveway.

FINDINGS:

- a. The primary structure located at 615 E Evergreen is a 1-story, single-family residence constructed circa 1920 in the Craftsman style. The structure features a standing seam metal hip roof with front gables and widely overhanging eaves, a deep-set front and side porch on square wood columns, one-over-one wood windows, and wood cladding. The property first appears on the Sanborn Map in 1951. The property is contributing to the Tobin Hill Historic District.
- b. **DEMOLITION OF REAR ACCESSORY STRUCTURE** – The applicant is requesting approval for the demolition of the rear accessory structure only. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
- c. **CONTRIBUTING STATUS** – The structure is a 1-story structure likely constructed after 1951. A rear accessory structure appears on the 1951 Sanborn Map in a similar location with a smaller footprint. On August 11, 2021, staff conducted a site visit to evaluate the condition of the rear accessory structure. While most of the original materials exist and the original footprint is intact, the structure shows signs of severe deterioration. The vertical elements have experienced significant deterioration and the support elements are water damaged and show evidence of rot. The structure is sinking into the surrounding earth and the interior shows evidence of significant structural damage. While staff finds that the structure has significantly deteriorated, the structure is contributing to the district.
- d. **UNREASONABLE ECONOMIC HARDSHIP** – In accordance with UDC Section 35-616, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the Historic and Design Review Commission additional information regarding loss of significance. In order to unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. In the submitted application, the applicant has provided a cost estimate of \$36,250 for the rehabilitation of the structure from a contractor. The applicant has additionally provided a cost estimate of \$21,900 for the construction of a new rear accessory structure. The estimate does not include an estimate for the demolition cost. The applicant has indicated that in its current condition, the existing rear accessory structure is not structurally sound and cannot be reasonably adapted for use. Staff finds that evidence for UDC Section 35-614(b) has been met based on the documentation provided.
- e. **LOSS OF SIGNIFICANCE** – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. The 1-story rear accessory structure features wood construction with a front gable corrugated metal roof and a front opening with a sliding barn door. The structure does not currently feature additional

- openings. Staff finds that a loss of significance may have occurred due to the modifications and substantial deterioration of original materials.
- f. REPLACEMENT PLANS – The applicant is requesting to replace the existing rear accessory structure with a 1- story 308-square-foot rear accessory structure with an attached carport. While the existing rear accessory structure is contributing to the district and is representative of historical development patterns within the historic district, due to the condition of the existing structure, staff finds the proposal appropriate.
 - g. NEW REAR ACCESSORY STRUCTURE: SETBACKS & ORIENTATION – The applicant has proposed to construct a new 1-story, 308-square-foot rear accessory structure with an attached carport. According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed to orient the structure on the lot to generally reflect that of the historic structure currently on the site. The applicant has proposed a 5-foot side setback and a 20-foot rear setback. The applicant is required to comply with the Unified Development Code.
 - h. NEW REAR ACCESSORY STRUCTURE: 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. The existing rear accessory structure is 1-story in height. The applicant has proposed a 1-story structure at 12'-8" in height with an attached 280-square-foot carport. The overall configuration of the building in terms of its footprint, roof form, and architectural details is consistent with the development pattern of the district.
 - i. NEW REAR ACCESSORY STRUCTURE: FOOTPRINT – The applicant has proposed a footprint of approximately 308 square feet with an attached 280-square-foot carport. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. At this time, the applicant has not provided total lot coverage for the property with the proposed modifications. Staff finds that the applicant should submit total lot coverage to staff. The total building footprint should not exceed 50 percent of the total lot area.
 - j. NEW REAR ACCESSORY STRUCTURE: ROOF FORM – The applicant has proposed a front gable roof form. The roof form on the existing rear accessory structure is front gable, staff finds the form consistent with the Guidelines.
 - k. NEW REAR ACCESSORY STRUCTURE: 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. The applicant has proposed to install a single-car garage door on the front façade of the proposed rear accessory structure. The applicant has not proposed to install any windows on the structure. The applicant has not submitted material specifications for the proposed garage door. Staff finds that the applicant should submit material specifications to staff for review and approval. A wood garage door would be most appropriate.
 - l. NEW REAR ACCESSORY STRUCTURE: MATERIALS – The applicant has proposed to install composition shingle roofing, wood siding, and wood carport columns to match the primary structure. Staff finds that the material proposal is consistent with the Guidelines.
 - m. NEW REAR ACCESSORY STRUCTURE: ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The proposed architectural details are appropriate for the Tobin Hill Historic District.
 - n. FRONT PORCH MODIFICATIONS – The applicant has proposed to modify the existing front porch by reducing the width to the east by 2'-6". The reduction of the front porch width will accommodate the width of the driveway. Guideline 7.A.i for Exterior Maintenance and Alterations states that porches should be preserved. Staff finds the proposal inconsistent with the Guidelines.

- o. ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct a 1-story, 323-square foot rear addition. The proposed addition will remain within the footprint of the existing structure and will not be visible from the public right-of-way. Guideline 1.A.i for Additions states that residential additions should be sited at the rear of the building whenever possible to minimize views of the addition from the public right-of-way, an addition to the front of a building would be inappropriate. Guidelines 1.A.ii. for Additions states that new residential additions should be designed to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate. According to Guideline 1.B.v, the height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure. The Guidelines stipulate that residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposal consistent with the Guidelines.
- p. ADDITION: ROOF – The applicant has proposed to install a front gable composition shingle roof to match the proposed material change on the primary structure. Guideline 3.A.i for Additions states that materials should match in type, color, and texture. 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 proposal appropriate.
- q. ADDITION: WINDOW AND DOOR REMOVAL – The proposed addition will require the removal of three one-over-one wood windows and one door on the north (rear) elevation. The wood windows on the rear elevation should be salvaged and stored on the property for future use or incorporated into the design for the new addition. The proposed addition will also require the removal of one wood door from the north (rear) elevation. The door may be original to the structure but is deteriorated. Staff finds the removal of the window and door to accommodate the rear addition appropriate.
- r. ADDITION: NEW WINDOWS: SIZE AND PROPORTION – The applicant has proposed to install a small one-over-one window, a large, fixed window, and a full-lite door on the rear elevation of the addition, a large one-over-one window on the east elevation of the addition, and a traditional-sized one-over-one window on the west elevation. Staff’s standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds that the applicant should incorporate a more fenestration pattern on the proposed rear addition.
- s. ADDITION: NEW WINDOWS AND DOORS: MATERIALS – The applicant has proposed to install a small one-over-one window, a large, fixed window, and a full-lite door on the rear elevation of the addition, a large one-over-one window on the east elevation of the addition, and a traditional-sized one-over-one window on the west elevation. The Standard Specifications for Windows in Additions and New Construction states that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with staff’s standard window stipulations. Whole window systems should match the size of historic windows on property unless otherwise approved. Staff finds that the applicant should install fully wood or aluminum-clad wood windows in the rear addition. A fully wood door is most appropriate.
- t. ADDITION: MATERIALS: FAÇADE – The applicant has proposed to clad the rear addition in wood siding to match existing. Guideline 3.A.i for Additions stipulates that additions should use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. 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. Staff finds the proposal appropriate.

- u. REAR PATIO INSTALLATION – The applicant has proposed to install a covered rear patio off of the proposed rear addition. The rear patio will feature a concrete slab, wood columns, and roofing to match existing. The applicant has not provided total square footage for the proposed rear patio. Staff finds that the applicant should submit the square footage of the patio for review.
- v. FENESTRATION MODIFICATION: WINDOW REMOVAL – The applicant has proposed to remove 3 windows from the east elevation and 1 window from the west elevation. The existing windows feature broken or missing cords but are in repairable condition. The window removal is requested to accommodate changes to the interior floor plan. The applicant has proposed to enclose the window openings with siding to match existing. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window openings should be preserved. Avoid filling in historic door or window openings. Staff finds the proposal inconsistent with the Guidelines.
- w. WINDOW REPLACEMENT: EXISTING CONDITION – The applicant has requested to replace 22 existing wood windows with aluminum-clad wood windows. Staff conducted a site visit to assess the condition of the existing windows on August 11, 2021. Staff observed the following conditions from the exterior: broken or missing sash cords, peeling or chipping paint, and missing glass. The applicant has provided documentation that includes interior photos which show signs of wood rot, water damage, missing sash elements, and uneven sashes. Staff finds that the windows are in repairable condition based on the documentation provided, with most windows requiring intervention such as the reworking of the sashes, the replacement of sash elements, and reglazing, along with refitting into the trim and frames.
- x. WINDOW REPLACEMENT: ENERGY EFFICIENCY AND MAINTENANCE – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure as a whole throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.
- y. WINDOW REPLACEMENT: WASTE AND LIFESPAN – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilizes the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.
- z. WINDOW REPLACEMENT – The applicant has proposed to replace 22 existing wood windows with replacement aluminum-clad wood windows. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. Guideline 6.B.iv for Exterior Maintenance and Alterations states

that 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. As noted in finding w, staff finds that the windows are in repairable condition.

- aa. **ROOF REPLACEMENT** – The applicant has proposed to replace the existing standing seam metal roof with a composition shingle roof. According to the Historic Design Guidelines, when roof replacement is required, the roof should be repaired in-kind. According to the Sanborn Map, the property historically featured a metal roof. Additionally, the existing roof appears to be original or has been in place for several decades. Metal roofs in the existing configuration are typical of the style of the home. Staff finds the proposal inconsistent with the Guidelines.
- bb. **DRIVEWAY REPLACEMENT** – The applicant has proposed to replace the existing ribbon driveway with a fully concrete driveway. Guideline 5.B.i for Site Elements states that historic driveway configurations, such as ribbon drives, should be retained and repaired in place. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration. Staff finds the proposal inconsistent with the Guidelines. Replacement of the existing ribbon driveway to match the existing design and footprint is eligible for administrative approval.

RECOMMENDATIONS:

Item 1, staff recommends approval of the demolition of the existing rear accessory structure based on findings a through f with the following stipulation:

- i. That materials from the historic accessory structure including salvageable wood siding and wood doors be salvaged and stored on site for use in future construction.

Item 2, staff recommends approval of the construction of a new rear accessory structure based on findings g through m with the following stipulations:

- i. That the applicant submits final material specifications for a fully wood garage door to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits the percentage of total lot coverage to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The total building footprint should not exceed 50 percent of the total lot area.

Item 3, staff does not recommend approval of the front porch modification based on finding n.

Item 4, staff recommends approval of the construction of a rear addition based on findings o through t with the following stipulations:

- i. That the existing wood windows are salvaged and stored on site for future use or installed on the rear addition.
- ii. That the applicant proposes a fenestration pattern, window opening proportions, and materials that are more consistent with the Guidelines and the Standard Specifications for Windows in Additions as noted in findings r and s. The applicant is required to submit updated elevation drawings showing windows on the rear addition that match the existing window proportions on the primary structure to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- i. That the applicant installs wood or aluminum-clad wood windows on the rear addition as noted in finding s. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be 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.

Item 5, staff recommends approval of the installation of a covered rear patio based on finding u with the following stipulation:

- i. That the applicant submits the total square footage for the rear patio to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 6, staff does not recommend approval of the window removal and enclosure based on finding v. Staff recommends that the existing windows are retained and repaired in place.

Item 7, staff does not recommend approval of window replacement based on findings w through z. The Historic Design Guidelines always recommend that the repair of historic-age windows be prioritized over replacement. If the HDRC is compelled to approve window replacement, staff recommends the following stipulations:

- i. That the applicant installs fully wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be 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.
- ii. That the existing wood windows are salvaged and stored on site for future use or donated to a local architectural salvage store.

Item 8, staff does not recommend approval of the replacement of the existing standing seam metal roof with a composition shingle roof based on finding aa.

Item 9, staff does not recommend approval of the replacement of the existing ribbon driveway with a fully concrete driveway based on finding bb.

PUBLIC COMMENT: Nicole Garcia, Andrea Cortez, Adam Marshall, and Tera Wilkins support the case; and, Federica Kushner- concurs with recommendations by staff.

MOTION: Commissioner Velasquez moved to refer to DRC site visit.
Commissioner Fish seconded the motion.

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

ACTION: The MOTION PASSED with 9 AYES. 0 NAY. 2 ABSENT.

- *Commissioner Arreola left meeting at 5pm.*

ITEM 21. HDRC NO. 2021-389

ADDRESS: 125 MAGNOLIA DR

APPLICANT: Sheryle Leal/Precision Contracting

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Replace non-original windows at the rear of the property.
2. Replace the existing asphalt shingle roof with a standing seam metal roof.
3. Modify the existing front door configuration to feature a pair of sliding glass doors. The current front door configuration features an enclosed front porch with a screen door flanked by full height screen windows.
4. Construct a new front porch. The porch will extend the full width of the façade and will project 9' towards the public right-of-way.
5. Install a new concrete ribbon driveway to replace the existing full width concrete driveway.

FINDINGS:

- a. The primary structure located at 125 Magnolia Dr is a 1-story residential structure constructed circa 1923 in the Craftsman style. The house features woodlap siding, one over one windows, a prominent side brick chimney, and an enclosed front porch with a screen window and door system. The structure is contributing to the River Road Historic District.
- b. ALUMINUM WINDOWS – In general, the use of aluminum windows in new construction or as replacement products became more prevalent during the post-war construction boom and grew in popularity into the mid-20th century. The quality, durability, and repairability of these windows is less than their wood predecessors which were constructed by hand using quality, old-growth lumber. Wood windows were designed to be integral to the structure in which they were installed and were intended to be repaired and maintained over time. In contrast, aluminum windows cannot be easily spot-repaired once they fail, were factory-produced, and were generally not integral to the overall intentional design of the structures in which they were installed. Aluminum windows are also more susceptible to condensation as a result of their materiality which can contribute to longterm damage of other elements. A proposed replacement window product that is in keeping with the architectural style or construction period of the house and maintains a similar historic visual appearance could be considered consistent with the Guidelines.
- c. WINDOW REPLACEMENT – The applicant has requested to replace several existing aluminum windows in the primary structure with new aluminum clad wood windows as specifically indicated on the submitted drawings. All existing wood windows will be restored. The existing aluminum windows are not original and likely replaced original one over one windows previously. The existing windows feature a more narrow width and proportion than typical historic one over one windows. As proposed, the new aluminum clad wood windows will feature profiles, proportions, dimensions, insets, and detailing that are more consistent with historic window profiles and are generally consistent with staff's standard window stipulations. Three windows on the west elevation will feature traditional profiles and insets, but will have non-traditional configurations: two garden windows to be replaced, and one large garden window to fit within the existing opening of two nonoriginal aluminum windows. Staff has noted that several of the existing windows exhibit evidence of improper repairs and the deterioration or loss of functional elements. Based on these observations and the non-original nature of the windows, staff generally finds that window replacement, as well as the opening size modifications, are acceptable and will not result in the loss of character defining features. Staff finds the garden window replacements and adjustments on the west elevation to be appropriate based on the

existing garden window conditions and the opening locations, two of which are completely obscured from the public right-of-way.

- d. **ROOF REPLACEMENT: SHINGLE TO METAL** – The applicant has requested to replace the existing asphalt composition shingle roof with a new standing seam metal roof to meet staff’s standard stipulations. According to the Guidelines, 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. Staff finds that a metal roof is appropriate for the Craftsman style of the home.
- e. **FRONT ENTRYWAY CONFIGURATION MODIFICATIONS** – The applicant has proposed to modify the existing front door and entryway configuration. The current configuration features a screen door centered between two full-height window screens with a mullion and muntin pattern that echoes the proportion of the existing historic windows on the house. The door and window screens fill the opening of the original front porch as evidenced on the 1911-1951 Sanborn Map. Based on the submitted elevations, the applicant has proposed to replace this configuration with two sliding glass doors and infill the remaining wall with siding. Per the Historic Design Guidelines, alterations to porches should result in a space that functions, and is visually interpreted as, a porch. Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows or screens are necessary. Staff finds that the existing porch configuration visually reads as an enclosed front porch, which helps clearly tell the story of the evolution of the home. Staff finds that the removal of this configuration and enclosure with sliding glass doors eliminates this condition. Staff finds that the existing screened porch configuration should be retained. Outfitting the existing screens and door with glass, or installing fixed panes clad with a similar mullion and muntin pattern, is eligible for administrative approval.
- f. **NEW FRONT PORCH** – The applicant has proposed to install a front porch with a low-sloping shed roof with rafter tails. The porch will measure approximately 25 feet in length, just shy of the width of the front façade, and will extend 9 feet in depth towards the street. Per the setback diagram submitted by the applicant of the property, a 10’ setback will remain from the street. According to Guideline 7.A.i, new porches should not be added where historically present and new front porch elements should be simple as to not distract from the historic character of the building. Details should not convey a false sense of historic appearance. Per Sanborn Maps, there is evidence that a recessed porch existed historically on this property and was enclosed over time as noted in finding e. The current proposal requests to add a second porch where one did not historically exist. Additionally, based on the information provided, the front porch may have a setback that is more shallow than existing porches on surrounding properties. Staff does not find the proposal consistent with the Guidelines.
- g. **RIBBON DRIVEWAY** – The applicant has proposed to install a ribbon driveway to replace the existing concrete driveway. Staff finds the request appropriate with the stipulations listed in the recommendation.
- h. **ADMINISTRATIVE APPROVAL** – The applicant has proposed several scopes of work that are eligible for administrative approval, including wood window repair, wood screen repair, trim repair and in-kind replacement, siding patching and repair, and the installation of a new water heater, softener, and AC unit.

RECOMMENDATIONS Item 1, Staff recommends approval of the selective, non-original window replacement based on findings b and c with the following stipulations:

- i. That the applicant installs a fully wood or aluminum clad wood window that meet staff’s standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should

feature profiles that are found historically within the immediate vicinity. Meeting rails must be 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.

Item 2, Staff recommends approval of the roof replacement based on finding d 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 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.

Item 3, Staff does not recommend approval of the front entryway modifications as proposed based on finding e. Staff finds that this existing configuration should be retained. Outfitting the existing screens with glass, or installing fixed panes clad with a similar mullion and muntin pattern, is eligible for administrative approval.

Item 4, Staff does not recommend approval of the construction of a new front porch based on finding f. If the HDRC finds that a new front porch is appropriate, staff recommends the following stipulations:

- i. That the porch elements comply with the following stipulations: RAILING - The proposed railings (on the steps) should feature both a top and bottom rail. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking. Both top and bottom rails should be constructed from 2”x4” members. The proposed railing should not feature an overall height of more than three (3) feet. COLUMNS - The proposed wood columns should be no wider than 6' square, feature both capital and base trim and chamfered corners. DECKING – The proposed porch decking should feature 1” x 3” tongue-and-groove wood members laid perpendicular to the front façade plane.
- ii. That the applicant submits a setback diagram study that includes the two immediate adjacent properties to illustrate the proposed front porch setback relative to the existing neighbors. The depth of the new front porch must not exceed the depth of the neighboring properties. If the proposed 9’ depth creates a setback that is closer to the street than the immediate neighbors, the depth must be reduced and updated drawings must be submitted. This diagram is required to be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 5, Staff recommends approval of the installation of a ribbon driveway with the stipulation that the total width of the driveway not exceed 10 feet and the concrete approach flare to a maximum width of 12 feet.

PUBLIC COMMENT: None.

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

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

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

ITEM 22. HDRC NO. 2021-349
ADDRESS: 801 MATAGORDA
APPLICANT: David Buchanan/Better by Design

REQUEST:

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

1. Replace the existing aluminum windows with wood windows.
2. Perform fenestration modifications.
3. Install a side yard deck.
4. Remove the non-original rear addition.
5. Construct a 1-story rear addition.
6. Remove the 3 inoperable chimneys.

FINDINGS:

- a. The primary structure located at 801 Matagorda is a 1-story, single-family structure constructed circa 1895 in the Folk Victorian style. The property first appears on the Sanborn Map in 1896. The structure features a standing seam metal cross gable roof, an asymmetrical front porch with wood supports and decorative brackets, non-original aluminum windows, and wood cladding. The property is contributing to the Lavaca Historic District.
- b. WINDOW REPLACEMENT – The applicant has proposed to replace the existing aluminum windows with fully wood Jeld-Wen 2500 windows. The applicant has proposed to restore the window openings to their original size. On the South elevation, the applicant has proposed to restore the original size of the historic openings with the installation of transom windows above the windows and proposed door openings. Guideline 6.B.iv states that 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. Staff finds the proposal appropriate and finds that the applicant should install windows the size of the historic openings in lieu of the transom window configuration.

- c. FENESTRATION MODIFICATONS: NORTH ELEVATION – The applicant has proposed to remove one window opening on the north elevation. The existing window is located on the existing rear addition which is not original to the structure. Staff finds the proposal appropriate.
- d. FENESTRATION MODIFICATIONS: SOUTH ELEVATION – The applicant has proposed to replace the window on the south elevation toward the front façade with a full-lite door and the window on the south elevation of the existing rear addition with a set of French doors. As the existing aluminum windows are not original and the existing rear addition is not original to the structure, staff finds the proposal appropriate.
- e. DECK INSTALLATION – The applicant has proposed to install a 522-square-foot wood deck on the south (side) elevation. The side deck will feature a front-facing set of 9'-11" wide stairs. Guideline 7.B.iv for Exterior Maintenance and Alterations states that new elements, such as stairs, should be designed to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance. Staff finds that the applicant should reduce the width of the deck stairs to more closely match the width of the front porch stairs.
- f. REAR ADDITION REMOVAL – The applicant has proposed to remove the existing rear addition. According to the 1896, 1904, and 1912 Sanborn Maps, the structure did not feature a rear porch until circa 1912. An open rear porch appears on the 1912 Sanborn Map in the location of the existing rear addition. Staff finds the proposal appropriate.
- g. ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct a 1-story rear addition in place of the existing non-original addition. The rear addition will not exceed the footprint of the existing rear addition. Guideline 1.A.i for Additions states that residential additions should be sited at the rear of the building whenever possible to minimize views of the addition from the public right-of-way, an addition to the front of a building would be inappropriate. Guidelines 1.A.ii. for Additions states that new residential additions should be designed to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate. According to Guideline 1.B.v, the height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure. The Guidelines stipulate that residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposal consistent with the Guidelines.
- h. ADDITION: ROOF – The applicant has proposed to install a cross gable standing seam metal roof to match existing. Guideline 3.A.i for Additions states that materials should match in type, color, and texture. 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 that the proposed roof form and material are appropriate.
- i. ADDITION: NEW WINDOWS: SIZE AND PROPORITION – The applicant has proposed to install 5 high horizontal windows on the rear addition. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. The primary structure features a zerolot setback and the rear addition will face the side elevation of the adjacent structure. Staff finds that the applicant should incorporate smaller windows with more traditional proportions on the rear elevation.
- j. ADDITION: NEW WINDOWS AND DOORS: MATERIALS – The applicant has proposed to install 5 high horizontal windows on the rear addition. The Standard Specifications for Windows in Additions and New Construction states that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with staff's standard window

stipulations. Whole window systems should match the size of historic windows on property unless otherwise approved. Staff finds that the applicant should install fully wood or aluminum-clad wood windows in the rear addition. Fully wood French doors are appropriate.

- k. ADDITION: MATERIALS: FAÇADE – The applicant has proposed to clad the rear addition in lap siding with to match existing. Guideline 3.A.i for Additions stipulates that additions should use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. 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. Staff recommends that a vertical trim piece is installed to distinguish the rear addition from the primary structure.
- l. CHIMNEY REMOVAL – The applicant has proposed to remove 3 inoperable chimneys from the primary structure. The Historic Design Guidelines state that existing historic roof vents should be maintained. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible. The existing chimneys are currently inoperable and do not feature interior fireplaces or stoves, but are supported by interior walls. Staff finds the proposal inconsistent with the Guidelines.

RECOMMENDATIONS: Item 1, staff recommends approval of window replacement based on findings a through b with the following stipulations:

- i. That the applicant installs windows the size of the historic window openings on the south elevation in lieu of the proposed transom window configuration.
- ii. That the applicant installs fully wood windows. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be 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.

Item 2, staff recommends approval of the proposed fenestration modifications based on findings c through d with the following stipulation:

- i. That the applicant submits final material specifications for fully wood doors to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 3, staff recommends approval of the deck installation based on finding e with the following stipulation:

- i. That the applicant reduces the width of the deck stairs to more closely match the width of the front porch stairs. The applicant is required to submit an updated site plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 4, staff recommends approval of the removal of the existing rear addition based on finding f with the following stipulation:

- i. That materials from the rear addition including salvageable wood siding be salvaged and stored for use on site in future construction or used in the new rear addition.

Item 5, staff recommends approval of the construction of a new 1-story rear addition based on findings g through k with the following stipulations:

- i. That the applicant proposes a fenestration pattern, window opening proportions, and materials that are more consistent with the Guidelines and the Standard Specifications for Windows in Additions as noted in findings I and j. The applicant is required to submit updated elevation drawings showing traditional window proportions on the rear elevation to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant installs wood or aluminum-clad wood windows on the rear addition as noted in finding j. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be 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.
- iii. That the applicant incorporates an offset or a vertical trim piece at the rear addition to distinguish the rear addition from the primary structure.

Item 6, staff does not recommend approval of the chimney removal based on finding l.

PUBLIC COMMENT: None.

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

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

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

ITEM 23. HDRC NO. 2021-367
ADDRESS: 1123, 1127, and 1129 N HACKBERRY ST
APPLICANT: Mary Hardee/HARDEE MARY ELLEN & OWNER: HARDEE MARY ELLEN

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a wrought iron fence at 1123, 1127, and 1129 N Hackberry. The proposed fence will feature an overall height of approximately six (6) feet, including three (3) inches of a concrete foundation. These three addressed lots are currently void of structures and are located at the corner of N Hackberry and Sherman.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to install a wrought iron fence at 1123, 1127, and 1129 N Hackberry. The proposed fence will feature an overall height of approximately six (6) feet, including three (3) inches of a concrete foundation. These three addressed lots are currently void of structures and are located at the corner of N Hackberry and Sherman.
- b. FENCING – The Guidelines for Site Elements 2.B. notes that fences and walls should appear similar to those found historically within the district in terms of their scale, transparency, and character; that fences should be installed where appropriate historically, should be limited to four (4) feet within the front yard and should be constructed of materials similar to those found historically within the district. The applicant has proposed to install a wrought iron fence to feature six (6) feet in height. Generally, staff finds the proposed fencing design to be appropriate; however, staff finds that front yard fencing should not exceed four (4) feet in height, per the Guidelines.

RECOMMENDATION:

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

- i. That the overall height of the proposed fencing not exceed four (4) feet in height, as noted in finding b.

PUBLIC COMMENT: Scott Albert and several Dignowity neighbors- supports staff recommendations.

MOTION: Commissioner Carpenter moved to approve with staff recommendations to not exceed 4 ft in height.
Commissioner Fish seconded the motion.

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

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

ITEM 24. HDRC NO. 2021-243
ADDRESS: 207 W MULBERRY AVE
APPLICANT: Gerald (Jerry) Wilson

REQUEST:

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

- 1. Partially demolish and reduce the length of the east wing wall.
- 2. Modify the existing front walkway.
- 3. Install a rear patio.

FINDINGS:

- a. The primary structure located at 207 W Mulberry is a 2-story, single-family residence constructed circa 1925 the Italian Renaissance Revival Style. The property features a low-pitch pyramidal roof features composition shingles and overhanging eaves, stucco cladding, second-story balconies on the front façade, an arched entry, one-over-one windows, and stucco wing walls on each side of the front façade. The property is contributing to the Monte Vista Historic District.

- b. DESIGN REVIEW COMMITTEE – The applicant previously presented to the HDRC on June 2, 2021, and was referred to a DRC site visit. The DRC site visit occurred on June 29, 2021. The site visit included discussions on the proposal for the east wing wall on the front façade, material for the proposed rear pergolas, site drainage, and front yard hardscaping.
- c. WING WALL MODIFICATION – The applicant has proposed to reduce the length of the east wing wall on the front façade to match the existing west wing wall. The applicant has provided evidence of a wing wall foundation beam extension, showing that the existing west wing wall likely matched the length of the existing east wing wall and was previously shortened. Guideline 7.B.v for Exterior Maintenance and Alterations states that architectural features should be reconstructed based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. As the length of the existing east wing wall is likely original, staff finds the proposal inconsistent with the Guidelines.
- d. FRONT STEP MODIFICATIONS – The applicant has proposed to demolish the existing lower 3 step risers, mid-level landing, lower landing, and lower front walkway segment and pour 3 new brushed finished plain concrete step risers to create 2 equal riser heights at the semi-circular stoop and install accent tiles. The applicant has proposed to scratch coat the existing stoop to match the proposed step risers and sidewalk segments. The applicant has proposed to modify the footprint of the existing walkway to feature a scalloped design between the existing semicircular stoop and the proposed river rock pathway with a concrete pad for the installation of decorative planting pots flanking the front walkway. Guideline 5.A.iii for Site Elements states that replacement materials should follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree. Staff finds that the elements proposed for removal are likely not original to the property. Staff finds that the existing footprint and the width of the walkway should not be modified, and the replacement walkway elements should remain within the footprint of the existing front walkway.
- e. REAR PATIO INSTALLATION – The applicant has proposed to install over 800 square feet of paving for a rear cooking patio, dining patio, casual seating patio, and side living patio. Guideline 3.B.i for Site Elements states that large pavers or other impervious surfaces should not be introduced where they were not historically located. Guideline 3.B.ii for Site Elements states that new pervious hardscapes should be limited to areas that are not highly visible and should not be used as wholesale replacement for plantings. According to Guideline 3.A.ii for Site Elements, do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%. Staff finds that while rear patio installation is generally appropriate, the applicant should provide total square footage for the proposed patio and the percentage of proposed lot coverage to staff for review.
- f. ADMINISTRATIVE APPROVAL – The application materials include scopes of work that have been previously approved administratively including removing and replacing existing damaged trees, installing front yard planting beds, installing rear pergolas, installing synthetic turf in the rear yard, installing outdoor kitchen appliances in the rear, replacing the rear privacy fence in kind, installing an approximately 24-square-foot rear concrete pad for trash storage, repairing the existing driveway where the existing sidewalk intersects to match existing, removing and repair 3 areas of the existing sidewalk for irrigation system installation, installing new pedestrian and driveway gates behind the front façade wall plane, installing a rear raised herb garden, installing new plantings, replacing existing rear hardscaping, and installing landscape lighting. These requests have received administrative approval and do not require review by the HDRC.

RECOMMENDATIONS:

Item 1, staff does not recommend approval of the request to modify the existing east wing wall based on finding c.

Item 2, staff recommends approval of front step and landing replacement based on finding d with the following stipulation:

- i. That the walkway modifications remain within the footprint of the existing walkway and match the existing walkway in width and design. An updated site plan must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 3, staff recommends approval of rear patio installation based on finding e with the following stipulation:

- i. That the applicant submits total square footage for the proposed patio and the percentage of proposed lot coverage to staff for review and approval prior to the issuance of a Certificate of Appropriateness. Lot coverage must not exceed 50 percent.

PUBLIC COMMENT: Paul Kinnoson- requests the proposal be denied as it needs further review.

MOTION: Commissioner Fish moved to deny item 1 per staff recommendation; and approval of items 2 and 3 with staff stipulations.
Commissioner Carpenter seconded the motion.

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

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

ITEM 25. HDRC NO. 2021-393
ADDRESS: 324 ADAMS ST
APPLICANT: niria trevino/MONTOYA LISA J & TREVINO NIRIA

REQUEST:

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

1. Install a standing seam metal roof with striated panels.
2. Install a metal parapet cap on the parapet wall of the historic structure.

FINDINGS:

- a. The historic structure at 324 Adams was constructed circa 1910 and is first found on the 1924 Sanborn Map. This structure feature non-original architectural elements including stucco cladding, a front addition, a driveway arch and other modifications that result in its current Mediterranean Revival style, which are found on the 1951 Sanborn Map.
- b. VIOLATION – On July 28, 2021, OHP staff found that a standing seam metal roof had been installed at 324 Adams prior to an on-site materials inspection. The installed roofing materials included standing seam metal roof panels that feature striations and a metal parapet cap on the existing, parapet wall. The requirement for an inspection prior to the installation of roofing materials was noted on the issued Certificate of Appropriateness.
- c. ROOF REPLACEMENT – The applicant has proposed to replace the existing, standing seam metal roof with a new standing seam metal roof to feature panels that are striated. 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 to 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 feature a crimped ridge seam, and panels should feature a standard galvalume finish. Staff finds the proposed striated panels to be inconsistent with the Guidelines. Staff finds that panels that feature a smooth finish should be installed.

- d. **PARAPET CAP INSTALLATION** – The applicant has proposed to install a metal parapet cap on top of the existing, parapet walls, to be painted to match the color of the facades. The applicant has noted the installation of a parapet cap to stop current water infiltration into the structure and to prevent further water infiltration into the structure. This scope of work was completed prior to the issuance of a Certificate of Appropriateness. The parapet cap is generally low in profile. Generally, staff finds the installation of the parapet cap to be appropriate.

RECOMMENDATIONS:

1. Staff does not recommend approval of item #1, the installation of a standing seam metal roof with striated panels. Staff recommends that the specifications outlined in the Guidelines and the previously issued Certificate of Appropriateness dated June 10, 2021, be adhered to. [The replacement standing seam metal roof must feature 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.]
2. Staff recommends approval of the installation of a metal parapet cap on top of the existing, parapet walls. Staff recommends a low profile throughout, as has been installed, and that all parapet caps be painted to match the color of the facades.

PUBLIC COMMENT: Scott Albert and several Dignowity neighbors – requests to deny application.

MOTION: Commissioner Grube moved to deny item 1 and 2.
Commissioner Velasquez seconded the motion.

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

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

ITEM 26. HDRC NO. 2021-382
ADDRESS: 535 MISSION ST
APPLICANT: Lisa Garza

REQUEST:

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

1. Install a raised front porch with metal railings and decorative skirting.
2. Modify the existing front walkway.

FINDINGS:

- a. The primary structure located at 535 Mission is a 1-story, single-family residence constructed circa 1910 in the Folk Victorian Style. The structure features a standing seam metal double front gable and hip roof, a

decorative wood front porch awning, one-over-one wood windows, wood shutters, wood cladding, and a concrete front porch patio at grade level. The property first appears on the 1912 Sanborn Map. The property is contributing to the King William Historic District.

- b. **RAISED FRONT PORCH INSTALLATION** – The applicant has proposed to install a new raised front porch to be installed at 2'-6" above grade to meet the front door. The existing front porch roof and columns will not be modified. The existing front porch decking consists of a concrete slab on grade on level with the front yard. A set of stairs and a stoop with a metal railing are currently located at the front door. The 1912 and 1951 Sanborn Maps show that the structure originally featured an asymmetrical front porch, and the location of the front door would suggest that the original front porch was raised. Guideline 7.A.i for Exterior Maintenance and Alterations states that porches should be preserved. Do not add new porches, balconies, or porte-cocheres where not historically present. Additionally, Guideline 7.B.v states that porches should be reconstructed based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. As the existing structure has been modified over time and the double front gables were likely a later addition, staff finds that the installation of a raised full width front porch to correspond to the existing full width front porch to be appropriate.
- c. **RAISED FRONT PORCH: MATERIALS** – The applicant has proposed to install 3 ½" wide tongue and groove capped polymer porch decking on the raised front porch. Guideline 7.B.v for Exterior Maintenance and Alterations states that when reconstructing porches, the design should be based on the architectural style of the building and historic patterns. The applicant has not provided material specifications for the front porch steps at this time. Staff finds that wood decking and wood steps would be most appropriate. New porch decking should feature 1" x 3" tongue-and-groove wood members laid perpendicular to the front façade plane.
- d. **METAL RAILING INSTALLATION** – The applicant has proposed to install metal railings on the proposed raised front porch to match the existing metal railing on the front door stoop. Guideline 7.A.ii for Exterior Maintenance and Alterations, when the replacement of balusters is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing. While the original baluster is not extant, staff finds that a wood baluster or wood railing would be most appropriate. The new railing should feature both a top and bottom rail. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking. Both top and bottom rails should be constructed from 2"x4" members. The proposed railing should not feature an overall height of more than three (3) feet.
- e. **DECORATIVE SKIRTING INSTALLATION** – The applicant has proposed to install treated wood lattice and treated smooth plywood panels with 1-inch half-round mitered mounding at the base of the proposed raised front porch as the skirting. According to Guideline 7.B.iv for Exterior Maintenance and Alterations, replacement elements should be designed to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance. Staff finds that due to the decorative and eclectic character of the primary structure, the proposed skirting is appropriate.
- f. **FRONT WALKWAY MODIFICATION** – The applicant has proposed to modify the existing front walkway to feature a wide mouth at the front porch steps, flaring from 4'-4" to 7'-6". Guideline 5.A.iii for Site Elements states that the historic alignment, configuration, and width of sidewalks and walkways should be followed. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree. Staff finds the proposal inconsistent with the Guidelines.
- g. **ADMINISTRATIVE APPROVAL** – The application materials include scopes of work that have already received administrative approval, including the removal of the non-original rear porch enclosure, the construction of a 205-square-foot rear addition, the installation of new concrete and brick rear porch and stairs, the installation of cementitious board skirting, the replacement of 1 non-historic aluminum slider

window with a fully wood casement window, the removal of 1 non-historic aluminum slider window on the south elevation and the enclosure of the non-historic opening with wood siding to match existing, the restoration of historic windows, and siding repair and repainting. These scopes of work do not require review by the HDRC.

RECOMMENDATIONS:

Item 1, staff recommends approval of the raised front porch installation based on findings a through e with the following stipulations:

- i. That the applicant submits final material specifications for fully wood front porch steps to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant installs fully wood front porch decking. The decking must feature 1” x 3” tongue-and-groove wood members laid perpendicular to the front façade plane.
- iii. That the applicant installs a fully wood front porch railing. The wood railing must feature both a top and bottom rail. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking. Both top and bottom rails should be constructed from 2”x4” members. The proposed railing should not feature an overall height of more than three (3) feet.

Item 2, staff does not recommend approval of the front walkway modification based on finding f. Staff recommends that the applicant maintains the footprint of the existing walkway.

PUBLIC COMMENT: King William Association – supports staff recommendations.

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

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

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

APPROVAL OF MEETING MINUTES:

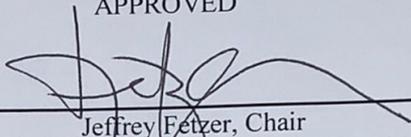
MOTION: Commissioner Carpenter moved to approve the August 4th, 2021, HDRC meeting minutes.
Commissioner Fernandez seconded the motion.

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

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

ADJOURNMENT: The HDRC regular scheduled meeting adjourned at 6:50 p.m.

APPROVED



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

Date: 9.1.21