



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
November 17, 2021

The City of San Antonio Historic and Design Review Commission met on Wednesday, November 17, 2021 at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Vice Chairman Carpenter called the meeting to order at 3:08 p.m.

ROLL CALL:

Present: Gibbs, Savino, Arreola, Mazuca, Carpenter, Fetzer, and Laffoon.

Absent: Fish, Velasquez, Grube, 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:

- Items # 3 and 13 were pulled for discussion by Commission.
- Items # 17,18, 19 and 26 were withdrawn by the applicant.

PUBLIC COMMENT:

- Item 3: Lulu Francois on behalf of Dignowity Hill Neighbors- does not support staff recommendations for porch.
- Item 4: Lulu Francois on behalf of Dignowity Hill Neighbors- support staff recommendations except for front porch columns.
- Item 13: Conservation Society of San Antonio- supports staff's finding has suggestions about windows details.

APPROVAL OF MEETING MINUTES:

MOTION: Commissioner Carpenter moved to approve the November 3rd, 2021, HDRC meeting minutes. Commissioner Savino seconded the motion.

VOTE: AYE: Gibbs, Savino, Arreola, Mazuca, Carpenter, Grube, and Laffoon.
NAY: None
ABSENT: Fish, Velasquez, Grube, and Bowman.

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

APPROVAL ADOPTION OF MEETING SCHEDULE FOR 2022:

MOTION: Commissioner Carpenter moved to approve adoption of HDRC meetings schedule for 2022. Commissioner Savino seconded the motion.

VOTE: AYE: Gibbs, Savino, Arreola, Mazuca, Carpenter, Grube, and Laffoon.
NAY: None
ABSENT: Fish, Velasquez, Grube, and Bowman.

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

CONSENT AGENDA:

- Item 1, Case No. 2021-508 275 NORTH DR
- Item 2, Case No. 2021-572 630 E NUEVA, 210 S ALAMO
- Item 4, Case No. 2021-567 722 LAMAR ST
- Item 5, Case No. 2021-539 630 E CARSON
- Item 6, Case No. 2021-585 1502 BUENA VISTA ST
- Item 7, Case No. 2021-584 327 FLORIDA ST
- Item 8, Case No. 2021-583 410 AUSTIN ST
- Item 9, Case No. 2021-545 138 E HOLLYWOOD AVE
- Item 10, Case No. 2021-560 410 MISSION ST
- Item 11, Case No. 2021-569 830 W COMMERCE ST
- Item 12, Case No. 2021-587 117 E LULLWOOD AVE

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

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

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

- *Commissioner Velasquez arrived to meeting at 3:20pm.*

INDIVIDUAL CONSIDERATION AGENDA ITEMS:

ITEM 3. HDRC NO. 2021-509
ADDRESS: 911 N PINE ST
APPLICANT: Llyas Salahud-din

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to modify the previously approved deck and carport design at 911 N Pine, new construction located within the Dignowity Hill Historic District. Within this request, the applicant has proposed the following items:

1. Extend the previously approved ground level deck by approximately eleven (11) feet to the east.
2. Construct a second level deck onto the east (side elevation) to feature a spiral staircase and covered parking. This structure will double as a carport. Since the original HDRC review of this case, the applicant has reduced the overall size of the carport.
3. Install a door in a previously approved window openings on the right elevation.

FINDINGS:

- a. . The applicant is requesting a Certificate of Appropriateness for approval to modify the previously approved deck and carport design at 911 N Pine, new construction located within the Dignowity Hill Historic District. The new construction at 911 – 917 N Pine was approved by the Historic and Design Review Commission on August 19, 2020. The previously approved carports were approved as a separate request on April 21, 2021.
- b. PREVIOUS REVIEW/DESIGN REVIEW COMMITTEE – This request was reviewed by the Historic and Design Review Commission at the October 20, 2021, HDRC hearing. At that hearing, the request was referred to the Design Review Committee. The DRC reviewed this request on October 26, 2021. At that meeting, DRC members gave general feedback on the design and offered recommendations as to improvements on the submitted design.
- c. REAR DECK – The applicant has proposed to extend the previously approved ground level deck by approximately eleven (11) feet to the east. Generally, staff finds this request to be appropriate.

- d. **SECOND LEVEL DECK/CARPORT (Massing)** – The applicant has proposed to construct a second level deck onto the east (side elevation) to feature a spiral staircase and covered parking. This structure will double as a carport. The Guidelines for New Construction 5.A. note that new accessory structures should be designed to be visually subordinate to the primary historic structure on the lot in terms of their height, massing and form; and should be no larger than forty (40) percent of the primary historic structure’s footprint. The applicant has proposed both a footprint and an overall height that is subordinate to that of the primary structure and is consistent with the Guidelines. As noted in finding a, the Historic and Design Review Commission approved the construction of a detached carport. The previously approved carport featured a similar footprint with a shorter height. The previously approved carport was completed detached from the new construction, but featured a consistent setback to the side and rear property lines. Since the original application, the applicant has reduced the overall scale of the proposed carport and deck. Staff finds this reduction to be appropriate.
- e. **ACCESSORY STRUCTURE (Architectural Details, Materials)** – The Guidelines for New Construction 5.A. note that accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed for the structure to construction consistent with the previous approval, metal mesh railing and wood decking. Generally, staff finds the proposed design and materials to be appropriate.
- f. **SETBACKS & ORIENTATION** – The Guidelines for New Construction 5.B. note that the predominant garage orientation found along the block should be matches. Additionally, the Guidelines note that setbacks of new accessory structures should be similar to the setbacks of those found historically in the district. Staff finds the proposed carport structures to be sited consistently with the Guidelines.
- g. **WINDOW MODIFICATION** – The applicant has proposed to install a wood door where a window was previously approved. Generally, staff finds the proposed modification to be appropriate.

RECOMMENDATIONS:

Staff recommends approval as submitted based on findings c through g.

PUBLIC COMMENT: Lulu Francois on behalf of Dignowity Hill Neighbors- does not support staff recommendations for porch.

MOTION: Commissioner Carpenter moved to approve with staff stipulations and space be allotted for landscaping with noninvasive bamboo..
Commissioner Savino seconded the motion.

VOTE: AYE: Gibbs, Savino, Velasquez, Arreola, Mazuca, Carpenter, Fetzter, and Laffoon..
NAY: None.
ABSENT: Fish, Grube, and Bowman

ACTION: **The MOTION PASSEDED with 8 AYES. 0 NAYS. 3 ABSENT.**

ITEM 13. HDRC NO. 2021-570
ADDRESS: 555 S ALAMO ST
APPLICANT: James McKnight/Brown & Ortiz, PC

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

1. Perform exterior modifications to the existing hotel structure to include painting, balcony refinishing, roof replacement, exterior finish repair and balcony door replacement.
2. Perform modifications to the pool area to include landscaping, hardscaping and the construction of pool cabanas.
3. Perform rehabilitative scopes of work to all three historic structures (Arciniega, Tyler, Staffel) to include painting and façade repairs.
4. Perform modifications to the historic Arciniega House including the installation of two window openings on the north façade.
5. Construct an event center to be located at the immediate rear of the existing hotel structure.

6. Construct a fitness center structure to be located at the southwest corner of the site, to the immediate south of the Staffel House.
7. Install new signage throughout the site to include new monument signs and new building signage. The existing signage totals five signs for a total of 326 square feet. The proposed signage will total six signs for a total of 726 square feet.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to perform various modifications, rehabilitative scopes of work and new construction at 555 S Alamo. This property is located within the La Villita Historic District and the River Improvement Overlay, District 3.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on
- c. EXISTING SITE – The property bounded by S Alamo, Cesar E Chavez, S Presa and Arciniega Streets features a multi-story hotel tower, three historic structures, the Arciniega, Tyler and Staffel Houses and various site elements.
- d. EXISTING HOTEL STRUCTURE – The applicant has proposed to perform exterior modifications to the existing hotel structure to include painting, balcony refinishing, roof replacement, exterior finish repair and balcony door replacement. Generally, staff finds the proposed improvements to be appropriate and consistent with the Historic Design Guidelines and Unified Development Code.
- e. AUTOMOBILE PARKING – The UDC Section 35-672(b)(2) notes that automobile parking should be located toward the interior of the site. The applicant has proposed structured parking that is to be wrapped by residential units. The proposed structured parking will be accessed by vehicles from E Elmira Street. Staff finds the proposed parking to be appropriate and consistent with the UDC.
- f. REHABILITATION – The applicant has proposed modifications to the three historic structures on site, the Arciniega, Tyler and Staffel houses to include painting and façade repair. Generally, staff finds the proposed rehabilitative scopes of work to be appropriate. All elements that are beyond deterioration should be replaced, in-kind. Brick and stone that is currently unpainted should remain unpainted.
- g. ARCINIEGA HOUSE – The applicant has proposed exterior modifications to the Arciniega House to include the installation of two window openings on the south façade. The south façade is currently void of window openings. Generally, staff finds the proposed modifications to be appropriate given that the modifications are proposed on the rear façade. The applicant has proposed for both the openings and windows to match the existing in dimension and materiality. Staff finds this to be appropriate.
- h. EVENT CENTER – The applicant has proposed to construct an event center to be located at the immediate rear of the existing hotel structure. The proposed structure will feature a footprint of approximately 3,240 square feet and an overall height of approximately twenty-four (24) feet. Generally, staff finds the location, footprint and massing of the proposed event center to be appropriate and consistent with the Guidelines for New Construction.
- i. EVENT CENTER (Materials) – The applicant has proposed materials that include a standing seam metal roof, composite wood panels feature a faux wood grain and horizontal profile and metal windows and doors. Staff finds that the proposed siding should feature a smooth finish instead of the proposed faux wood finish. Additionally, staff finds that the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a crimped ridge seam. A low profile ridge cap may be submitted for review and approval by the Commission for new construction. Generally, staff finds the proposed zinc finish for the metal roof to be appropriate as it is comparable in color to the standard galvalume finish.
- j. WINDOWS – The applicant has proposed to install metal windows. Generally, staff finds the installation of metal windows to be appropriate; however, staff finds that all windows should be recessed at least two (2) inches within walls. All window frames, including frames of storefront systems should feature a dark finish.
- k. ARCHITECTURAL DETAILS – Generally, staff finds the architectural details of the proposed event center to be appropriate. Staff finds that the proposed composite siding should feature a smooth finish, as noted in finding i.
- l. FINTESS CENTER – The applicant has proposed to construct a fitness center to be located to the south of the Staffel House. The proposed structure will feature a footprint of approximately 1,500 square feet. Generally, staff finds the location, footprint and massing of the proposed fitness center to be appropriate.
- m. FITNESS CENTER (Setback) – The applicant has noted a setback from S Presa that is comparable to the setback of the Staffel House. Staff finds an equal or greater setback than that of the Staffel House to be appropriate.

- n. **FITNESS CENTER (Materials)** – The applicant has proposed materials for the fitness center that include standing seam metal roof, composite wood panels feature a faux wood grain and horizontal profile and metal windows and doors. Staff finds that the proposed siding should feature a smooth finish instead of the proposed faux wood finish. Additionally, staff finds that the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a crimped ridge seam. A low profile ridge cap may be submitted for review and approval by the Commission for new construction. Generally, staff finds the proposed zinc finish for the metal roof to be appropriate as it is comparable in color to the standard galvalume finish.
- o. **WINDOWS** – The applicant has proposed to install metal windows. Generally, staff finds the installation of metal windows to be appropriate; however, staff finds that all windows should be recessed at least two (2) inches within walls. All window frames, including frames of storefront systems should feature a dark finish.
- p. **ARCHITECTURAL DETAILS** – Generally, staff finds the architectural details of the proposed event center to be appropriate. Staff finds that the proposed composite siding should feature a smooth finish, as noted in finding n.
- q. **SIGNAGE** – The applicant has proposed to install new signage throughout the site to include new monument signs and new building signage. The existing signage totals five signs for a total of 326 square feet. The proposed signage will total six signs for a total of 726 square feet.
- r. **ALLOWABLE SIGNAGE** – The Historic Design Guidelines recommend one major and two minor signs per application, not to exceed fifty (50) square feet total. The Commission may approve additional signage and square footage.
- s. **MONUMENT SIGNS** – The applicant has proposed to install three monument signs. One sign will be located at the intersection of S Alamo and Arciniega, one will be located at Arciniega and S Presa, and one will be located at within an existing landscaped area on Arciniega. The applicant has proposed for each sign to feature fifty (50) square feet, per side, to include a total of one hundred (100) square feet. The proposed signs will feature indirect illumination. While the size of the proposed signs exceeds the size recommended by the Guidelines for Signage, staff finds that given the size of the lot, the proposed size and number of signs are appropriate; however, staff finds that the proposed signage should not exceed six (6) feet in height, per the Guidelines.
- t. **BUILDING SIGNS** – The applicant has proposed to install two new building signs, one to be located on the east facing façade near Cesar E Chavez and one to be located on the south facing façade near S Alamo. The applicant has proposed for both signs to feature 150 square feet and halo lighting. Generally, staff finds the proposed signage to be appropriate.
- u. **BUILDING SIGN (Repair)** – The applicant has noted that the existing building sign on the north facing façade near S Alamo will be repaired. Staff finds this to be appropriate; however, the proposed signage repair should remain consistent with the Guidelines.

RECOMMENDATIONS:

- 1. Staff recommends approval of item #1, rehabilitation to the existing hotel structure, as submitted, based on finding d.
- 2. Staff recommends approval of item #2, modifications to the pool area to include landscaping, hardscaping and the construction of pool cabanas, based on finding e with the stipulation that final construction documents for the landscaping, hardscaping and pool cabanas should be submitted to OHP staff for review and approval.
- 3. Staff recommends approval of item #3, rehabilitative scopes of work to all three historic structures (Arciniega, Tyler, Staffel) to include painting and façade repairs with the following stipulations:
 - i. That all elements that are beyond repair should be replaced, in-kind.
 - ii. That brick and stone that is currently unpainted should remain unpainted.
- 4. Staff recommends approval of item #4, modifications to the rear of the Arciniega House based on finding g, as submitted.
- 5. Staff recommends approval of item #5, the construction of an event center, based on findings h through k with the following stipulations:
 - i. That the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a crimped ridge seam. A low profile ridge cap may be submitted for review and approval by the Commission for new construction.
 - ii. That all composite siding should feature a smooth finish.

- iii. That the proposed metal windows are inset two (2) inches within walls, feature dark colored frames and that all storefront systems feature dark colored frames.
6. Staff recommends approval of item #6, the construction of a fitness center based on findings l through p with the following stipulations:
- i. That the new construction maintain a setback that is equal to or greater than that of the adjacent Staffel House.
 - ii. That the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a crimped ridge seam. A low profile ridge cap may be submitted for review and approval by the Commission for new construction.
 - iii. That all composite siding should feature a smooth finish.
 - iv. That the proposed metal windows are inset two (2) inches within walls, feature dark colored frames and that all storefront systems feature dark colored frames.
7. Staff recommends approval of item #7, signage, based on findings m through q with the following stipulations:
- i. That the proposed monument signs do not exceed six (6) feet in height.
 - ii. That all signage is externally illuminated, including existing signage that will be repaired.

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.

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

PUBLIC COMMENT: The Conservation Society of San Antonio- supports staff's finding- has suggestions for windows in detail.

MOTION: Commissioner Savino moved to approve with items 1-5 and 7 with staff stipulations and conceptual approval of item 6. And include a DRC .
Commissioner Velasquez seconded the motion.

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

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

ITEM 14. HDRC NO. 2021-586
ADDRESS: 117 BURBANK
APPLICANT: OFFICE OF HISTORIC PRESERVATION

REQUEST:
The Office of Historic Preservation is requesting a Finding of Historic Significance for the property located at 117 Burbank.

FINDINGS:

- a. On September 9, 2021, a demolition application was submitted to the Office of Historic Preservation by Guillermo Zertuche of JR Ramon Demolition on behalf of the property owner of the structure at 117 Burbank, located in the Collins Garden neighborhood of City Council District 5. OHP staff researched the property to determine eligibility during the 30-day review period provided by UDC 35-455. OHP contacted the owner on October 7.
- b. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process and will be presented to the Zoning

Commission. In the case where an owner is not in favor, OHP must first forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.

- c. **DEMOLITION AND DESIGNATIONS COMMITTEE:** The Demolition & Designation Committee (DDC) held a site visit on October 13, 2021. Notes are included in the case file.
- d. **HISTORIC CONTEXT:** The property at 117 Burbank is a single-story vernacular shotgun residence with Craftsman influence built c 1924 for Alfredo and Juana Castillo. It is located in the Collins Garden neighborhood of City Council District 5. Julia M Daniel-Rocha & Henry Rocha Jr. currently own the property. The property first appears on the 1931 Sanborn map as one of three shotgun homes in a row at 107, 109, and 111 Burbank. 111 Burbank was re-addressed as 117 Burbank by 1951; the three shotguns are extant and now addressed 113, 115, and 117 Burbank. 117 Burbank retains a number of character-defining features of shotgun homes and of the Craftsman style. The house is clad in wood teardrop siding and has a continuous sill line along the east and west elevations. The front porch is recessed below an extended gable with square columns that have decorative detailing at the capital. The front-gabled roof has exposed rafter tails, with decorative notches at the ends of the front fascia boards. The front door and screen door appear to be original or of historic age, as do the one-over-one wood windows, where present.
- e. **SHOTGUN HOUSE CONTEXT:** The house is an example of a residential form that is rapidly disappearing in San Antonio: the shotgun house. Historically built as affordable housing, these small homes continue to be so in the 21st century. Often built from kits sold at local lumber yards, these homes were prevalent in early 20th century neighborhoods. These narrow buildings were easy to build on small parcels popular in San Antonio as an answer to a developing city facing a rapidly increasing population. The houses can be found in almost all of San Antonio's older neighborhoods, especially working-class communities. Many of these homes, built from the mid 1800 through the 1930s in San Antonio, continue to stand today because of the strength of old-growth wood materials used to build them. Balloon-framing construction made them easy and economical to build, and sustainable over time. Designed for hot climates, these houses have a small footprint requiring less energy usage. Additionally, they feature embodied energy in the form of old-growth wood. Culturally sustainable, these small homes are valuable because they are steeped in culture, tradition, and history. Preserving these homes also preserves the cultural heritage of people who typically have built and lived in these homes. This vernacular housing type traces its cultural roots to West Africa and traveled with the slave trade first to the Caribbean and then to the Gulf Coast of the United States. Its simplistic form can be accentuated with a wide variety of architectural styles depending often on the influences of geography and contemporary tastes at the time of construction. Preservation of vernacular housing types associated with the working class and people of color has been a challenge nationwide, and San Antonio is no exception; shotguns are increasingly threatened due in some part to their small size, old age, location in desirable neighborhoods, and lack of high-style architectural detailing. For the past two years, OHP has partnered with the community to identify more than 700 extant shotgun houses as part of a larger survey initiative. Staff is in the process of documenting and writing a context statement for the shotgun house inventory in San Antonio that highlights this building type as architecturally and culturally significant and an existing source of affordable housing.
- f. **SITE CONTEXT:** The primary elevation of 117 Burbank faces south on a block bound to the south by Burbank St, the west by Interstate 35, the north by railroad tracks, and the east by Nogalitos St. The block has no sidewalks, and setbacks are less than 15 feet. Driveways are predominately gravel or concrete ribbons and one car wide. The dominant style is Craftsman, with some examples of Minimal Traditional and Folk Victorian. Houses have sidewalks leading from the street to the front door. The subject parcel is enclosed by a combination of hog wire and chain-link fencing.
- g. **ARCHITECTURAL DESCRIPTION:** The front-gabled house has a linear footprint with a concrete porch recessed below an extended gable and supported by square wood columns. It has a standing seam metal roof and is predominately clad in wood teardrop siding, with wood siding in another profile and plywood filling in fenestration. A continuous sill line runs the length of the east and west elevations. A shed-roofed rear addition is clad in wood siding, plywood, and wood teardrop siding. Character-defining features of 117 Burbank include a linear plan; front-gabled roof form; wood teardrop siding; one-over-one wood windows, where present; square wood porch columns with decorative details at capitals; a recessed porch, and the house's adjacency to shotgun houses at 113 and 115 Burbank.
- h. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3)

of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):

1. **Its value as a visible or archeological reminder of the cultural heritage of the community;** 117 Burbank is an example of a vernacular shotgun house, a housing type prevalent in the early 20th century that provided housing for low-income residents and communities of color.
5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** the structure is an example of a Craftsman-influenced vernacular shotgun residence. The single-story, narrow shotgun form is generally found in the urban South and characterized by a one-room wide linear floorplan with a roofline oriented perpendicular to the street.
13. **It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** the property is one of three shotgun homes in a row, currently addressed 113, 115, and 117 Burbank. Additionally, it is one of more than 700 shotgun houses identified by OHP in partnership with the community as part of a larger survey initiative. Staff is in the process of documenting and writing a context statement for the shotgun house inventory in San Antonio that highlights this building type as architecturally and culturally significant and an existing source of affordable housing
 - i. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.
 - j. Per UDC Sec. 35-453, once the Commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATIONS:

Staff recommends approval of a Finding of Historic Significance and direction to process a request on behalf of the HDRC to City Council to consider a resolution to initiate designation of 117 Burbank based on findings a through h.

PUBLIC COMMENT: None.

1st MOTION: Commissioner Velasquez moved to deny application.
Commissioner Arreola seconded the motion.

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

ACTION: **The MOTION FAILED with 3 AYES. 5 NAY. 3 ABSENT.**

2nd MOTION: Commissioner Carpenter moved to approve historical significance.
Commissioner Gibbs seconded the motion.

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

ACTION: **The MOTION PASSED with 6 AYES. 2 NAY. 3 ABSENT.**

ITEM 15. HDRC NO. 2021-373
ADDRESS: 3215 ROOSEVELT AVE
APPLICANT: Douglas Caffey/Empire Canopy Sign and Construction

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to install a signage fascia on each side of the existing fuel canopy. The signage fascia will rear “Sunoco” on the front (east) elevations in flat, non-illuminated letters. Other elevations will only feature new panels with no signage. The proposed signage fascia would feature a length of approximately thirty-six (36) feet on the east and west elevations and approximately 24’ – 6” on the north and south elevations. The application notes that the existing canopy flood lights may be used to illuminate the fascia signage.

Monument signage and fuel pump graphics were approved by the HDRC with stipulations on October 20, 2021.

FINDINGS:

- a. The existing service station at 3215 Roosevelt Avenue is located within the Mission Historic District and is located across Roosevelt Avenue from Mission San Jose, a UNESCO World Heritage Site.
- b. ALLOWABLE SIGNAGE – The applicant has proposed signage to include a monument sign, fascia signage, and fuel pump signage. The Historic Design Guidelines recommend one major and two minor signs per application, not to exceed fifty (50) square feet total.
- c. EXISTING SIGNAGE – The property at 3215 Roosevelt currently features a number of signs, including a canopy sign on the building and a number of unapproved window graphics. Staff finds that all existing, nonapproved signage should be removed.
- d. PREVIOUSLY APPROVED SIGNAGE – Monument signage and fuel pump graphics were approved by the HDRC with stipulations on October 20, 2021.
- e. FASCIA SIGNAGE – The applicant has proposed to install a signage fascia on each side of the existing fuel canopy. The signage fascia will rear “Sunoco” on the front (east) elevations in flat, non-illuminated letters. Other elevations will only feature new panels with no signage. The proposed signage fascia would feature a length of approximately thirty-six (36) feet on the east and west elevations and approximately 24’ – 6” on the north and south elevations. The application notes that the existing canopy flood lights may be used to illuminate the fascia signage.

RECOMMENDATIONS: Staff recommends approval of the proposed signage based on finding e with the stipulation that the signage be located on either the north or south façade as to not face directly toward Mission San Jose.

PUBLIC COMMENT: None.

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

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

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

ITEM 16. HDRC NO. 2021-576
ADDRESS: 400 PROBANDT ST
APPLICANT: Jackson Nagel

REQUEST: The applicant is requesting conceptual approval to construct a 4-story, multi-family residential structure at 400 Probandt Street, located within the River Improvement Overlay, District 4. The proposed new construction will feature 310 residential units and structured parking.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct a 4-story, multi-family residential structure at 400 Probandt Street, located within the River Improvement Overlay, District 4. The proposed new construction will feature 310 residential units and structured parking..
- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **EXISTING SITE** – The existing site features a number of industrial structures and warehouses. A demolition review for these existing structures has not yet occurred.
- d. **PEDESTRIAN CIRCULATION** – Per the UDC Section 35-672(a), pedestrian access shall be provided among properties to integrate neighborhoods. Additionally, the various functions and spaces on a site must be linked with sidewalks in a coordinated system. Per the application documents, the applicant has proposed a sidewalk parallel to the right of way on Probandt. Staff finds the proposed sidewalk to be appropriate and consistent with the UDC.
- e. **AUTOMOBILE PARKING** – The UDC Section 35-672(b)(2) notes that automobile parking should be located toward the interior of the site. The applicant has proposed structured parking that is to be wrapped by residential units. The parking structure will be wrapped by residential units on each side and will be accessed by vehicles from Probandt. Staff finds the proposed parking to be appropriate and consistent with the UDC.
- f. **CURB CUTS** – The RIO design objectives outlined in the UDC include the creation of a “positive pedestrian experience” at the street edge. Standards related to curb cuts and interference with pedestrian traffic are also provided. The UDC requires projects to limit curb cuts to two (2) on parking areas or structures facing only one (1) street, and one (1) for each additional street face. The applicant has proposed one curb cut to be located on Probandt Street; however, the applicant has not noted the overall width of the proposed curb cut. Staff finds that the proposed curb cut should be consistent with the UDC and not exceed twenty-five (25) feet in width.
- g. **SITE DESIGN** – According to the UDC Section 35-673, buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Primary entrances should be oriented toward the street and shall be distinguishable by an architectural feature. The applicant has located primary entrances at locations with storefront systems. Generally, staff finds this to be appropriate and consistent with the UDC.
- h. **LANDSCAPE DESIGN** – Landscaping plays an important role in the development of lots within the River Improvement Overlay. Staff finds that a detailed landscaping plan should be submitted for review and approval that is consistent with the UDC. The applicant should submit the detailed landscaping plan when returning to the HDRC for final approval.
- i. **SITE & ARCHITECTURAL LIGHTING** – Site and architectural lighting are important aspects for new construction within the River Improvement Overlay. The applicant is responsible for complying with the UDC regarding all site and architectural lighting requirements. When returning for final approval, the applicant should submit a site and architectural lighting plan for review and approval.
- j. **MECHANICAL & SERVICE EQUIPMENT** – The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations. The applicant is responsible for complying with this section of the UDC.
- k. **HUMAN SCALE** – According to the UDC Section 35-674(b) a building shall appear to have a “human scale”. To comply with this, a building must (1) express façade components in ways that will help to establish building scale, (2) align horizontal building elements with others in the blockface to establish building scale, (3) express the distinction between upper and lower levels, (4) in this instance, divide the façade of the building into modules and (5) organize the mass of a building to provide solar access to the river. The applicant has proposed numerous architectural elements that promote a human scale, has divided the façade into various building modules and generally has expressed building modules. Staff finds that the human scale represented in the new construction is consistent with the UDC.
- l. **FAÇADE SEPARATION** – The UDC Section 35-674 (b)(4) notes that a façade in RIO-4 that features more than seventy-five (75) feet in length should be divided into modules that express traditional dimensions. The applicant has proposed façade segments that are separated by both vertical and horizontal banding, variations in materials and textures, awnings, balcony recesses and varying façade planes. This is consistent with the UDC.

- m. **FAÇADE COMPOSITION** – The UDC Section 35-678(e) notes that traditionally, buildings have been organized into three distinct segments; a base, midsection and cap. This organization helps to give a sense of scale to a building and its use should be encouraged. Generally, staff finds that the building has been separated into a base and mid-section; however, staff finds that additional architectural elements should be incorporated into the design to provide a more substantial building cap, such as additional balcony awnings, changes in material texture or color at the parapet walls, or an additional detail at the location of board and batten siding at the top of the parapet walls.
- n. **BUILDING MASSING & HEIGHT** – The UDC regulates building height within the River Improvement Overlay Districts. For RIO-2, the maximum height for new construction is 7 (7) stories or 84 feet. The applicant has proposed seven stories for a total height of approximately fifty-two (52) feet. Staff finds the proposed height to be appropriate and consistent with the UDC.
- o. **ROOF FORM** – The applicant has proposed for the new construction to feature hipped roofs. The applicant has submitted perspective renderings noting that the hipped roof form will not be visible from certain angles due to the height of the proposed parapet walls. Staff finds that the applicant should study the reduction of the height of the ridge line at each hipped roof form or submit line of sight studies that show that hipped roof forms and their ridge lines will not be visible from the right of way.
- p. **MATERIALS** – The applicant has proposed materials that include both white and red brick with a running bond, aluminum storefront systems, fiber cement board and batten siding, fiber cement panels and fiber cement lap siding. Generally, staff finds the proposed materials to be appropriate and consistent with the UDC. All fiber cement siding should feature a smooth finish with no faux wood grain texture.
- q. **WINDOWS** – The applicant has not specified window materials at this time. Staff finds that windows should feature dark colored frames and that manufacturer’s white should not be used. Additionally, per the UDC, all windows should be installed at least two (2) inches within wall openings.
- r. **SIGNAGE** – The applicant has noted the location of a blade sign to be located on the Probandt façade. Generally, staff finds the proportions of the proposed blade sign to be appropriate; however, staff finds that a detailed signage plan should be submitted to the HDRC for review and approval. This signage plan should include all proposed signage, including that proposed for pedestrians at the property boundaries and incidental signage.
- s. **ARCHAEOLOGY** – The project area is located within a River Improvement Overlay District and is in close proximity to the historical alignment of the San Antonio River. In addition, a review of historical archival documents identifies the San Pedro or Principal Acequia, a previously recorded archaeological site and designated National Historic Civil Engineering Landmark, traversing the property. Therefore, an archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATIONS:

Staff recommends conceptual approval based findings a through t with the following stipulations:

- i. That the proposed curb cut on Probandt does not exceed twenty-five (25) feet in width, as noted in finding f.
- ii. That detailed landscaping and site and architectural lighting plans be developed and submitted for review and approval when returning to the Commission for final approval, as noted in findings h and i.
- iii. That additional architectural elements be incorporated into the design to provide a more substantial building cap, such as additional balcony awnings, changes in material texture or color at the parapet walls, or an additional detail at the location of board and batten siding at the top of the parapet walls, as noted in finding m.
- iv. That the applicant study the reduction of the height of the ridge line at each hipped roof form or submit a line of sight study noting that hipped roof forms and their ridge lines will not be visible from the right of way.
- v. That all windows feature dark frames and be recessed within walls at least two inches, as noted in finding q.
- vi. That a detailed signage plan be developed and submitted for review and approval when returning to the HDRC for final approval.
- vii. **ARCHAEOLOGY** – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

PUBLIC COMMENT: None.

MOTION: Commissioner Arreola moved for conceptual approval with staff stipulations.
Commissioner Gibbs seconded the motion.

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

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

ITEM 20. HDRC NO. 2021-574
ADDRESS: 326 FLORIDA ST
APPLICANT: Chad Byard/Ironclad Equity Group

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to enclose part of the existing front porch to construct a 50-square-foot addition on the front façade.

FINDINGS:

- a. The primary structure located at 326 Florida is a 1-story, single-family structure constructed circa 1910 in the Craftsman style. The structure features a composition shingle hip roof with a front dormer, overhanging eaves with exposed rafter tails, wood cladding, one-over-one wood windows, and a deep-set wraparound front porch with square wood columns. The property first appears on the 1912 Sanborn Map addressed as 210 W Florida with a porch in the existing configuration. The property is contributing to the Lavaca Historic District.
- b. FRONT ADDITION – The applicant has proposed to enclose the east side of the front porch and construct a front addition flush with the existing porch columns. The east side of the front porch is currently enclosed with a screen that is flush with the front façade wall plane. The applicant has proposed an addition that does not feature window and door openings and wood cladding to match existing. Guideline 7.B.i for Exterior Maintenance and Alterations states that applicants should refrain from enclosing front porches. Additionally, Guideline 7.B.v for Exterior Maintenance and Alterations recommends that porches are reconstructed based on accurate evidence of the original, such as photographs. The 1912 Sanborn Map shows that the existing footprint of the front façade and front porch is original to the structure. Staff finds the proposal inappropriate.

RECOMMENDATION: Staff does not recommend approval of enclosing the front porch and constructing a front façade addition based on findings a through b.

PUBLIC COMMENT: None.

MOTION: Commissioner Carpenter moved to deny application.
Commissioner Grube seconded the motion.

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

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

ITEM 21. HDRC NO. 2021-582
ADDRESS: 115 CEDAR ST
APPLICANT: LLOYD Briseno/MUNOZ SANTOS LARA

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to:
1. Paint the existing metal roof black.
2. Replace two (2) side doors on the house with new doors.

FINDINGS:

- a. The primary structure located at 115 Cedar is a 2-story residential structure constructed circa 1920. The structure features a Mission-style parapet on the decorative stucco façade with an arched entry and pedestrian gate, a pyramidal metal roof on the second story with overhanging eaves and exposed rafter tails, and a front gable metal roof with skylights on the first story. The structure features wood cladding, one-over-one wood windows, and fixed steel divided lite windows on the north elevation. The entry doors are located on the north elevation, on the side of the structure. The property is contributing to the King William Historic District.
- b. **ROOF MODIFICATION** – The applicant has proposed to paint the existing metal roof black. Guideline 4.A.iii for Exterior Maintenance and Alterations recommends that applicants avoid painting metals that were historically exposed such as copper or bronze. The Historic Design Guidelines state that new metal roofs should match the existing historic roof color or use the standard galvalume; modern manufacturer’s colors are not recommended. Staff does not find the proposed black coating consistent with the Historic Design Guidelines.
- c. **DOOR REPLACEMENT** – The applicant has proposed to replace the existing 9-lite wood entry doors on the north elevation with one 6-lite Craftsman-style door and one solid door. The applicant has expressed that the existing doors presented security issues. Guideline 6.B.i for Exterior Maintenance and Alterations states that doors should be replaced in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element. Based on the submitted materials, staff finds that the existing entry doors are not deteriorated beyond repair. Staff finds the proposal inconsistent with the Guidelines.

RECOMMENDATIONS:

Item 1, staff does not recommend approval of the roof painting based on finding b.

The application of a roof coating that matches the historic roof color is eligible for administrative approval.

Item 2, staff does not recommend approval based on finding c.

If the HDRC is compelled to approve the proposed door replacement, staff recommends the following stipulation:

- i. That the applicant installs replacement doors that match the existing entry doors in material, size, and profile. The replacement doors must not feature faux divided lites or internal blinds. The applicant is required to submit updated material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

PUBLIC COMMENT: None.

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

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

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

ITEM 22. HDRC NO. 2021-573
ADDRESS: 630 E CARSON
APPLICANT: Michael Heller

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to revert the existing 400sqft casita outbuilding into a garage, involving the following exterior and site modifications to the structure:

- 1. Construct an addition to extend the east façade, and extend the lean-to on the north side to be flush with the extended east façade.
- 2. Add sidewalk hardscaping to connect the existing sidewalk to the rear entry of the main structure, and remove two trees from landscaping.
- 3. Install two 9’x8’ garage doors on the east façade.

4. Relocate and repurpose one window from the east façade to the north façade.
5. Replace the existing chain link fence with wood privacy fencing at the west and south sides of the property and install a wood gate.
6. Add a slab foundation.
7. Replace damaged siding and paint the exterior.
8. Replace the roof with black shingles to match the main structure.
9. Install a condenser unit at the west of the structure.

FINDINGS:

- a. The structure at 630 E Carson was constructed c.1900 and features historic architectural elements with Folk Victorian influence including spindle work and projecting window bays. The applicant has received Certificates of Appropriateness for various scopes of work including additions, exterior alterations and rehabilitation. The primary structure is accompanied by a historically-contributing outbuilding at the south side of the property which was originally constructed as a detached garage that has since been converted into a casita. The property contributes to the Government Hill Historic District.
- b. **GARAGE REVERSION:** The applicant is proposing to revert the casita structure back into a garage. The structure currently faces N Palmetto and maintains a front façade with a wood door and two wood windows. The structure first appears on the Sanborn in 1904, identified as a shed; this structure is in the current footprint of the casita, however occupies less than 30% of the existing footprint. The 1932 Sanborn Map identifies the outbuilding matching its current total footprint. The 1932 structure is identified as an “Auto House or Private Garage, indicating its original and primary purpose and construction. The structure is then labeled on the 1951 Sanborn Map identifies as a single-story dwelling, indicated conversion of the historic garage into the current casita. Reverting the structure into its historic function and construction would be consistent with the Guidelines for Outbuildings 9.B.iii which state to reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.
- c. **ADDITION:** The applicant is requesting to extend the façade of the structure facing N Palmetto, and extend the lean-to on north side be flush with the extended east façade. Staff finds that the current setback of the east side of the structure is uniform with the primary structure on the property, as well as other houses in the vicinity facing N Palmetto. The proposed addition would exceed this uniform setback. According to the Guidelines for Additions 1.A.i, additions should be sited at the side or 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. Historic Design Guidelines for New Construction 1.A.i state to align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements. An addition that is consistent with the guidelines and is sited to the side or rear of the structure would be appropriate.
- d. **LANDSCAPING/HARDSCAPING MODIFICATIONS:** The applicant is requesting approval to lay additional sidewalk to connect the existing sidewalk to the rear entrance of the main house, as well as remove two trees that are causing exterior damage to the casita structure. The site plan indicates that the new sidewalk portion will match the original sidewalk in width and material, and avoid an existing mature tree. Each of these specifications is consistent with the Historic Design Guidelines for Site Elements 5.A.iii, which recommend that sidewalks 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. The Historic Design Guidelines for Site Elements 5.A.i. 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. If used, small plantings should be incorporated into the design.
- e. **GARAGE DOOR INSTALLATION:** The applicant is proposing to install garage doors on east façade, which is visible from the right-of-way at N Palmetto. The Historic Design Guidelines for Outbuildings, Including Garages 9.B.i. state to ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure when visible from the right-of-way. The applicant is proposing to install two 9’x8’, white, wood paneled garage doors, which is consistent with the guidelines.

- f. WINDOW/FENESTRATION MODIFICATIONS: The applicant is proposing install a window on the north façade. An existing window removed for the installation of the garage doors will be repurposed and relocated for this purpose. The window will not face the right of way. Staff finds the relocation of the window to be appropriate as it will not be placed in view from the right-of-way, and will repurpose the historic window.
- g. FENCING MODIFICATIONS: The applicant is requesting to replace the current, 4ft chain link fence at the north and south side perimeter with a wood privacy fence; this fence will be located in the rear section of the property. This is consistent with the Historic Design Guidelines for Site Elements 2.C.ii which recommend that privacy fences should be set back from the front façade of the building, rather than aligned with the front façade of the structure to reduce their visual prominence. The OHP Fence Policy guidelines for backyard fencing recommend that rear privacy fences do not exceed 6ft and feature wood construction.
- h. FOUNDATION: The applicant is proposing to add a slab foundation to the reverted garage structure. Generally, staff finds this to be appropriate provided that the foundation does not alter the overall height of the structure.
- i. EXTERIOR MAINTENANCE AND ALTERATIONS: The applicant is proposing to replace damaged wood siding and repaint the already painted exterior. The Historic Design Guidelines for Exterior Maintenance and Alterations 1.A.iii. recommends to replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.
- j. ROOF REPLACEMENT: The applicant is proposing to replace with black architectural shingles to match the main house. This is consistent with the Historic Design Guidelines for Additions 3.A.iii that state to match original roofs in terms of form and materials. This is also consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations 3.A.iv. that state to replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be reused on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- k. UTILITY INSTALLATION: The applicant is proposing to install a condenser utility unit at the back west side of the structure. The unit will be set back and will not be directly visible from the right-of-way.

RECOMMENDATIONS:

1. Staff does not recommend approval of Item 1, construct an addition to extend the east façade and extension of the lean-to on north facade, based on finding c. An addition that is consistent with the guidelines and is sited to the side or rear of the structure, and is therefore consistent with neighboring setbacks, would be appropriate.
2. Staff recommends approval of item 2, addition of sidewalk hardscaping and removal of two trees, as proposed based on finding d.
3. Staff recommends approval of item 3, installation of two 9’x8’ garage doors on east façade, based on findings b and e under the following stipulations:
 - i. that the replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled)
 - ii. That the applicant salvage as much existing material as possible, including wood siding and structural members, for reuse on site, resale, or donation. Full deconstruction by hand would yield a larger quantity of reclaimed materials available for resale or reuse in other projects.
4. Staff recommends approval of Item 4, relocation of one window from the east facade to the north façade, as proposed based on findings b and f, with the stipulation that the window is reinstalled with 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
5. Staff recommends approval of item 5, replacement of the chain link fence with privacy fence at west and south sides, based on finding g, with the stipulation that the privacy fence will be set back from the façade of the house and will not exceed 6ft in height. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.
6. Staff recommends approval of Item 6, addition of a slab foundation, based on finding h.
7. Staff recommends approval of Item 7, Replacement and repainting of damaged wood siding, and item 8, replacement of existing shingle roof with black shingle roof, based on findings i and j, respectively. Staff adds the stipulation for material salvage and recommends That the applicant

salvage as much existing material as possible, including wood siding and structural members, for reuse on site, resale, or donation.

8. Staff recommends approval of Item 9, installation of a condenser unit at the west side of the house, based on finding k.

A request for the installation of a new concrete driveway to the rear garage was approved in 2017 with the stipulation that the driveway meet Guidelines and be no wider than 10 feet at the street. An updated site plan which meets the stipulations will be required before issuance of a COA.

PUBLIC COMMENT: None.

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

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

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

ITEM 23. HDRC NO. 2021-514
ADDRESS: 9536 Espada Road
APPLICANT: Lauro Garza

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to replace existing perimeter fence with new fencing. Proposed height is 6-feet around the entire perimeter.

FINDINGS:

- a. The property located at 9536 Espada Road is an irregularly shaped parcel that backs up to the Espada Ditch. There is an existing primary structure on the property and is set back approximately.
- b. FRONT YARD FENCE/GATE – The applicant is proposing to install a 6-foot-tall wrought iron fence and driveway gate at the front of the property. Per the Historic Design Guidelines for Site Elements, 2.B.ii. and iii., avoid installing a fence or wall in a location where one did not historically exist and limit the height of new fences within the front yard to a maximum of four (4) feet. Many of the properties along this stretch of Espada Road currently feature front yard fences with driveway gates. Staff finds that the proposed fence and gate design and location is consistent with the Historic Design Guidelines, and that the height should be reduced to four (4) feet to be consistent with the Guidelines.
- c. 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.
- d. REAR YARD FENCING – The applicant is proposing to install a 6-foot-tall wood framed cattle panel/mesh fence along the rear yard of the property. Staff finds that the fence style, general location, and height is consistent with the Historic Design Guidelines.

- e. ARCHAEOLOGY – The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.
- f. ARCHAEOLOGY – Staff has general concern about the sensitivity of the site and the impacts of construction to the Espada Acequia. Detailed construction management plans should be developed and provided prior to permitting that includes the limits of construction in proximity to the historic acequia and measures taken to mitigate potential impacts during construction. The UDC Section 35-672 does not allow drainage into the acequia.

RECOMMENDATIONS:

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

- i. The proposed privacy fence does not extend beyond the front wall plane of the existing structure on the site.
- ii. The proposed front yard fence be no taller than four (4) feet and predominantly open to be consistent with the Historic Design Guidelines.
- iii. ARCHAEOLOGY - The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable. The Espada Acequia shall be preserved and shall not be impacted by new construction. Staff has general concern about the sensitivity of the site and the impacts of construction to the acequia. Detailed construction management plans should be developed and provided prior to final approval that includes the limits of construction in proximity to the historic acequia and measures taken to mitigate potential impacts during construction. The UDC Section 35- 672 does not allow drainage into the acequia. Moreover, the formal construction plans should identify no subsurface work (utilities, grading, etc.) within 5 feet of the extant acequia. No construction activities will occur within the buffer area. In-field protection of the acequia should include orange construction fencing and silt fencing at a buffer distance of 5 feet from the feature. This fencing should be present on-site until construction is completed. As stated previously, the acequia shall not be used for storm water drainage. Furthermore, the acequia shall not be used for storage, equipment cleaning, or any other use during development that could impact the feature.

PUBLIC COMMENT: None.

MOTION: Commissioner Savino moved to approve with staff recommendations.
Commissioner Laffoon seconded the motion.

VOTE: AYE: Gibbs, Savino, Mazuca, Carpenter, Fetzer, and Laffoon.
NAY: Velasquez.
ABSENT: Fish, Grube, and Bowman.
ABSTAIN: Arreola.

ACTION: **The MOTION PASSED with 6 AYES. 1 NAY. 3 ABSENT. 1 ABSTAIN.**

- ***COMMISSIONER VELASQUEZ LEFT MEETING AT 5:35PM***

ITEM 24. HDRC NO. 2021-562
ADDRESS: 24 E MYRTLE
APPLICANT: Michael Castro/CASTRO MICHAEL &

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to:
1. Replace 16 existing wood windows on the east, west and south elevations of the house.
2. Remove one (1) existing vinyl window from the east elevation and enclose with wood siding.

FINDINGS:

- a. The primary structure located at 324 E Myrtle is a 2-story home constructed circa 1912 in the Craftsman architectural style. It features a square footprint with a covered front porch, wood siding, and wood windows. The property is contributing to the Tobin Hill Historic District.

- b. **WINDOW REPLACEMENT: EXISTING CONDITIONS** – The applicant has proposed to replace 16 existing wood windows with new Pella wood windows per the submittal documents. 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. If a window assembly is deemed irreparable, the window should be replaced in-kind in terms of materiality, configuration, inset, proportion, style, and detailing. Staff performed a site visit on November 5, 2021 and observed the wood windows to be in varying states of deferred maintenance. Based on the submitted documentation and the site visit, staff has observed evidence of paint stripping and flaking, deteriorated glazing, tape holding glass in place, foam insulation used as glazing, and small nails at joints from previous repairs, and some areas where the bottom rail has begun separating at the joint. The joints of the top sashes are in good condition with no evidence of slipping or separation. Most of the damage observed is evident at the windows located on the west elevation, specific to the lower sashes where stiles and rails are secured externally with L-brackets where joints have failed, and one or two lower rail joints have failed. However, staff finds that all windows are generally in repairable condition, with most requiring minimal repair and intervention like glass replacement, re-glazing and painting, along with refitting into the trim and frames. Almost all the original wood is intact in all cases with very limited evidence of irreversible rot or damage.
- c. **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. The historic house already features an inherent barrier in the original wood screens. 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.
- d. **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.
- e. **FENESTRATION MODIFICATIONS** – The applicant is requesting to remove a non-conforming window from the first floor east elevation. Staff observed during the site visit that it is likely that this window was added later, and the opening is not original to the house. According to the Historic Design Guidelines, new elements should not significantly alter or destroy historic building character. Opening modifications should be compatible and should be appropriate for the building style. The proposed removal of the non-conforming window and enclosing it with matching siding is generally consistent with the existing pattern on the opposite side of the house. Staff finds the request to be an appropriate treatment.

RECOMMENDATIONS:

Item 1: Wood window replacement. Staff recommends that the wood windows be repaired to be consistent with the Design Guidelines. In instances where an individual sash has failed, a salvaged or traditionally replicated wood sash may be installed. 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 wood window screens 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 2: Removal of the non-conforming window.

Staff recommends approval of the removal of the non-conforming window located on the first-floor east elevation as submitted.

PUBLIC COMMENT: Frederica Kushner- does not agree to replace all original wood windows and to request to be replaced.

MOTION: Commissioner Carpenter moved to approve item 1 with stipulations and item 2 with staff recommendations of nonconforming windows.
Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Savino, Mazuca, Carpenter, Fetzer, and Laffoon..
NAY: None.
ABSENT: Fish, Velasquez, Grube, and Bowman.
ABSTAIN: Arreola.

ACTION: The MOTION PASSED with 6 AYES. 0 NAY. 4 ABSENT. 1 ABSTAIN.

ITEM 25. HDRC NO. 2021-563
ADDRESS: 115 E AGARITA AVE
APPLICANT: Kristin Adame

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to replace the existing black asphalt shingles on the main house with a black standing seam metal roof.

FINDINGS:

- a. The primary structure located at 115 E Agarita is a 1-story home with an elongated footprint, wood siding, and a hipped roof. The primary structure is situated at the rear of the property and somewhat obstructed by vegetation.
- b. PREVIOUSLY ISSUED COA – The applicant applied for a Certificate of Appropriateness (COA) in June 2021 requesting to replace the existing asphalt shingle roof with a standing seam metal roof. OHP staff found the material change to be consistent with the design guidelines and administratively issued a COA for this material change with staff’s standard stipulations for new metal roofs.
- c. ROOF COLOR – The applicant is requested to install a charcoal (black) metal roof to match the previously existing asphalt shingle color. The Historic Design Guidelines state that new metal roofs should match the existing historic metal roof color or use the standard galvalume; modern manufacturer’s colors are not permitted. Staff finds the request for a black standing seam metal roof inconsistent with the Guidelines. Staff finds a galvalume standing seam metal roof to be appropriate.

RECOMMENDATIONS: Staff recommends approval based on finding c 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. 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.

- ii. The applicant installs standing seam metal roof in standard galvalume finish.

PUBLIC COMMENT: None.

MOTION: Commissioner Carpenter moved to deny application.
Commissioner Savino seconded the motion.

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

ACTION: The MOTION PASSED with 6 AYES. 1 NAY. 4 ABSENT.

ITEM 27. HDRC NO. 2021-581
ADDRESS: 827 S LAREDO ST
APPLICANT: Eric Salas/The Bully Stop SA

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

1. Re-face an existing rooftop sign.
2. Paint a mural on the front of the building that reads “I love dogs so much”.
3. Paint a sign on the south side of the building that reads “The Bully Stop”.

FINDINGS:

- a. The building located at 827 S Laredo is a single-story commercial building located in the River Improvement Overlay (RIO) 7D. It was built ca. 1970 and features a flat roof with a parapet, stucco and wood siding, and a storefront door.
- b. ROOFTOP SIGN RE-FACE – The applicant has proposed to re-face an existing roof top sign with a sign that reads “The Bully Stop”. The approximate existing square footage of the sign is 70. Re-facing of existing signs without modifying the existing size is consistent with the UDC.
- c. EAST FAÇADE PAINTED MURAL – The applicant has proposed to paint a mural on the front/east façade of the building to the right of the entrance door. The mural/painting would read “I love dogs so much” and feature images of dogs beneath it. The approximate square footage of the mural is 140. Staff finds that the mural would not detract from the building and is appropriate.
- d. SOUTH FAÇADE PAINTED SIGN – The applicant has proposed to paint a sign on the south elevation of the building to read “The Bully Stop” to be approximately 1,020 square feet and cover most of the façade. According to the UDC, total signage for all applicants shall not exceed 50 square feet unless additional signs and/or additional total footage is approved. Staff finds that the painted sign is generally consistent with the UDC, and the size be reduced to be no larger than 50 square feet to be more in line with the UDC.

RECOMMENDATIONS: Staff recommends approval of items 1-3 with the stipulation that the painted sign on the south façade be reduced to 50 square feet or less to be more in line with the UDC or be limited to an artwork mural that does not include a signage component.

PUBLIC COMMENT: None.

MOTION: Commissioner Savino moved to approve with staff stipulations.
Commissioner Arreola seconded the motion.

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

- b. VIOLATION/CASE HISTORY – Office of Historic Preservation Staff performed a site visit in September 2021 and found several scopes of work that had been completed without a Certificate of Appropriateness, including the replacement of front porch columns and replacement of porch railings.
- c. EXISTING CONDITIONS – The front porch currently features natural wood posts with a round appearance and the previously existing railings have been replaced. The Historic Design Guidelines for Exterior Maintenance and Alterations, 7.iii and iv., state that related elements such as ceilings, floors, and columns be replaced in-kind when deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimension, and finish. Staff finds that the existing posts and the replacement of the railings are not in keeping with the Design Guidelines.

RECOMMENDATIONS: Staff recommends that the front porch columns be returned to previously existing conditions to feature a square column with top and bottom trim, or a Doric column be installed to match the previously existing Doric half columns on the façade of the front porch.

PUBLIC COMMENT: None.

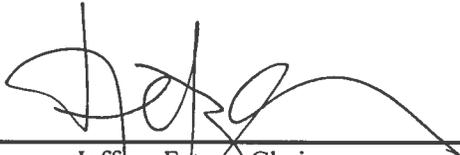
MOTION: Commissioner Savino moved to postpone case until next available hearing. Commissioner Arreola seconded the motion.

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

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

ADJOURNMENT: The HDRC regular scheduled meeting adjourned at 6:20 p.m.

APPROVED



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

Date: 12/1/21