



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
February 2, 2022**

The City of San Antonio Historic and Design Review Commission met on Wednesday, February 16, 2022 at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Chairman Fetzer called the meeting to order at 3:02 p.m.

ROLL CALL:

Present: Gibbs, Fish, Savino, Velasquez, Carpenter, Grube, Cervantes, Fetzer, and Laffoon.

Absent: Arreola and Mazuca.

* *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, 8, 10, 12, and 13 was pulled for discussion by Commission.
- Items # 19 was postponed by the applicant.

Commissioner Mazuca joined the meeting virtually at 3:20pm

PUBLIC COMMENT:

- Item 3: Valerie Cortez– on behalf of Dignowity Hill neighbors- supports staff stipulations. Conservation Society of San Antonio- remains concerned about the 3rd story addition.
- Item 8: Bianca Maldonado – concerns about the case and asks for consistency.
- Item 12: Bianca Maldonado- there are concerns about the inconsistencies in the application and work being done to the project that may not be adequate for approval.

APPROVAL OF MEETING MINUTES:

MOTION: Commissioner Carpenter moved to approve meeting minutes for February 2, 2022.
Commissioner Velasquez seconded the motion.

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

ACTION: **The MOTION PASSED with 10 AYES. 0 NAY. 1 ABSENT.**

CONSENT AGENDA:

- | | |
|-----------------------------|-----------------------|
| ○ Item 1, Case No. 2022-107 | Hockley-Clay Cemetery |
| ○ Item 2, Case No. 2022-098 | 215 LOWELL ST |
| ○ Item 4, Case No. 2022-070 | 635 V.F.W. BLVD |
| ○ Item 5, Case No. 2022-090 | 239 GREENLAWN |
| ○ Item 6, Case No. 2022-074 | 545 WICKES |
| ○ Item 7, Case No. 2022-072 | 1101 VIRGINIA BLVD |
| ○ Item 9, Case No. 2022-024 | 319 CARLETON |

- o Item 10, Case No. 2022-088 269 NORTH DR
- o Item 11, Case No. 2022-093 715 LABOR ST
- o Item 14, Case No. 2022-095 205 OSTROM
- o Item 15, Case No. 2021-638 103 W MAGNOLIA AVE
- o Item 16, Case No. 2022-089 2419 MCCULLOUGH AVE

MOTION: Commissioner Carpenter moved to approve items 1-2, 4-7, 9, 11 and 14-16 with staff stipulations. Commissioner Velasquez seconded the motion.

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

ACTION: **The MOTION PASSED with 10 AYES. 0 NAY. 1 ABSENT.**

INDIVIDUAL CONSIDERATION AGENDA ITEMS:

ITEM 3. HDRC NO. 2022-078
 ADDRESS: 504 AUSTIN ST
 APPLICANT: JASON MORAN/JASON MORAN COLLABORATIVE VENTURES LLC

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

1. Construct an exterior stair adjacent to the north façade of the existing, two-story historic structure.
2. Install a glass railing at the roof level of the existing, two-story historic structure.
3. Construct a rooftop steel canopy atop of the existing, two story structure.

FINDINGS:

- a. The structure at 504 Austin was constructed circa 1905 and originally was the location of the residence and business of Charles Spohn, Sr., a baker. The structure features a brick façade with a hipped roof and a rear two story addition. The primary structure features an ornamental brick parapet and entrance which extends toward Austin Street past the front façade of the single-story structure.
- b. PREVIOUS MODIFICATIONS – Previous modifications to the structure include the installation of replacement windows, the partial construction of a third story addition, the installation of a storefront system, and the installation of a standing seam metal roof. At the June 6, 2018, Historic and Design Review Commission hearing, the installation of a standing seam metal roof and a ridge cap and Historic Tax Certification were denied.
- c. PREVIOUS REVIEW – At the January 19, 2022, Historic and Design Review Commission hearing, the applicant received approval for rehabilitation, lighting installation, downspout installation, patio railing installation, wood door installation, and the correction of an existing standing seam metal roof that was installed with a ridge cap.
- d. EXTERIOR STAIR – To the north of the historic, two-story structure, the applicant has proposed to construct a painted steel stair to provide access to the rooftop level from the second floor. The applicant has proposed for the stair structure to be painted black and to be detached from the historic structure. Generally, staff finds the proposed stair to be appropriate.
- e. RAILING – The applicant has proposed to install a glass railing at the rooftop level. Generally, staff finds the proposed railing to be appropriate; however, staff finds that the railing should feature a color and texture that matches the proposed exterior stair.
- f. ROOFTOP ADDITION – The applicant has proposed to install a rooftop shade structure to feature a steel structure and a standing seam metal roof. The proposed structure is to be open air. The overall height of the proposed structure is nine (9) feet. Generally, staff finds the proposed structure to be appropriate. The standing seam metal roof should feature panels that are 18 to 21 inches wide and seams that are 1 to 2 inches in height. The proposed roofing panels should be smooth with no corrugation or striations and a standard galvalume finish should be used. No ridge cap is to be used at this property.
- g. SIGNAGE – The application materials include information for a future signage request. The applicant has not provided final material specifications, total square footage, or lighting details for the proposed canopy signage and monument sign. The applicant is required to submit a separate Certificate of Appropriateness application for signage for review and approval.

RECOMMENDATIONS:

1. Staff recommends approval of item #1, the construction of an exterior stair, based on finding d with the following stipulation:
 - i. That the proposed stair remain detached from the historic structure.
2. Staff recommends approval of item #2, the construction of glass railings, based on finding e with the following stipulations:
 - i. That the proposed glass be clear.
 - ii. That the proposed structure match the stair and rooftop canopy in color and texture.
3. Staff recommends approval of item #3, the construction of a rooftop addition, based on finding f with the following stipulations:
 - i. That the proposed color and finish match that of the stair and railing.
 - ii. That the proposed standing seam metal roof feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, no ridge caps, and a standard galvalume finish.

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

PUBLIC COMMENT: Valerie Cortez– on behalf of Dignowity Hill neighbors- supports staff stipulations. Conservation Society of San Antonio- remains concerned about the 3rd story addition.

MOTION: Commissioner Fish moved to approve with staff stipulations and with the additional stipulation that the canopy be moved back to the center gridline as described with matching overhang - ¾ the depth of the rooftop.
Commissioner Carpenter seconded the motion.

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

ACTION: **MOTION PASSED with 10 AYES. 0 NAYS. 1 ABSENT.**

ITEM 8. HDRC NO. 2022-075
ADDRESS: 2127 W SUMMIT AVE
APPLICANT: Tommi Hurme

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to screen in the existing side porch.

FINDINGS:

- a. The primary structure located at 2127 W Summit is a two-story residential structure built in the Colonial Revival style with two symmetrical chimneys on either side of the house, symmetrical wood windows on the front façade, a hipped roof, and brick quoins.
- b. VIOLATION – The screening of the side porch area began prior to the issuance of a Certificate of appropriateness (COA). Staff was made aware of the violation by an anonymous report.
- c. PORCH SCREENING – The applicant has proposed to screen an existing side porch. According to the historic design guidelines for exterior alterations and maintenance 7.B.ii., alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. Staff finds that the proposed screening does not obstruct any original architectural features and allows the porch to still function and is visually interpreted as a porch. The screening is also reversible and does not appear that its installation will negatively impact the historic elements of the porch.

RECOMMENDATIONS: Staff recommends approval based on finding c.

PUBLIC COMMENT: Bianca Maldonado – concerns about the case and asks for consistency.

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

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

ACTION: The MOTION PASSED with 10 AYES. 0 NAY. 1 ABSENT.

ITEM 10. HDRC NO. 2022-088
ADDRESS: 269 NORTH DR
APPLICANT: Leonard C. McClure/MCCLURE LEONARD C

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to perform the following scope of work on the rear garage structure:

1. Modify the existing garage doors.
2. Install wood and aluminum windows.
3. Widen an existing pedestrian doorway.
4. Perform in kind repairs.

FINDINGS:

- a. The property located at 269 North is in the Monticello Park Historic District and features a primary historic structure with Tudor Revival influences including faux-cross timbers in the front gable and a cross gable roof. The garage structure features a front gable roof with shingles, double wide sliding doors, and wood siding.
- b. MODIFY THE GARAGE DOORS (SOUTH ELEVATION) – The accessory structure currently features a double wide garage door with wood sliding doors. The applicant has proposed to remove the doors and enclose the area with siding and add two ganged wood windows (the windows will be covered by traditional wood screens). Although the Historic Design Guidelines for Exterior Maintenance and Alterations 9.A.i., notes to preserve existing outbuildings where they remain, staff finds that the use of trim around the area where the doors exist will visually preserve the historic appearance.
- c. WINDOW INSTALLATION (EAST/WEST ELEVATION) – The accessory structure does not feature windows on the east or west elevation and the applicant is proposing to install wood windows and aluminum sliding windows. The wood windows will be located on the west elevation and the aluminum sliding windows will be located on the east elevation, specifically toward the top of the façade to allow for ventilation and light. Staff finds that the proposed wood windows are consistent with the guidelines. The aluminum windows could be consistent with the guidelines, though no details have been submitted to staff at this time.
- d. PEDESTRIAN DOOR – The applicant has proposed to enlarge the existing pedestrian door on the garage from 30x79 to 32x80 to meet city building code requirements. The location of this door is on the west elevation and set back from the front of the garage. Given that the location of this door is not easily visible from the right of way and is located on a secondary façade, staff finds that the proposed modification appropriate. A solid wood paneled door will be installed in the opening and painted white, and a wooden screen door will be installed.
- e. SIDING REPAIRS/PAINTING – The applicant has proposed to install new wood siding in areas that are missing or damaged beyond repair that matches the existing in dimension and profile. The entire garage will be painted white. This is consistent with the guidelines.

RECOMMENDATIONS: Staff recommends approval of items 1-4 based on findings b through e with the following stipulations:

- i. That the windows on the east elevation be consistent with the standard stipulations as noted in the above references.
- ii. That final window product specifications be submitted to staff to review prior to the issuance of a COA.

PUBLIC COMMENT: None.

MOTION: Commissioner Carpenter moved to approve items 2-4 with staff stipulations, and item 1 to refer to DRC. Commissioner Velasquez seconded the motion.

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

ACTION: The MOTION PASSED with 10 AYES. 0 NAY. 1 ABSENT.

ITEM 12. HDRC NO. 2022-006
ADDRESS: 2257 W WOODLAWN AVE
APPLICANT: Jon Tober

REQUEST: The applicant is requesting Historic Tax Certification & Verification for the property at 2257 W Woodlawn.

FINDINGS:

- a. The primary structure located at 2257 W Woodlawn is a 1-story, single-family residence constructed in the Minimal Traditional style circa 1940. The structure features a side gable composition shingle roof with two dormers, a central front gable porch on wood columns, wood cladding, and one-over-one windows. The property is contributing to the Monticello Park Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, modifications to the exterior pool room, fenestration modifications and window replacement, exterior painting, and gutter installation.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.
- d. Staff conducted a site visit on February 10, 2022, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- e. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- f. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The applicant has proposed for the new construction to feature 1-story in height with an overall height of approximately twenty-three (23) feet. Staff finds the proposed massing and height to be appropriate and consistent with the Guidelines.
- g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic structures on this block feature foundation heights of approximately one (1) to two (2) feet in height. The applicant has proposed a foundation height of eighteen (18) inches. Generally, staff finds the proposed foundation height to be appropriate and consistent with the Guidelines.
- h. ROOF FORM – The applicant has proposed for the new construction to feature a front facing gabled roof. Gabled roofs are found historically both on this block and throughout the Dignowity Hill Historic District. Staff finds the proposed roof forms to be appropriate; however, staff finds that the proposed porch roof should feature eaves, as found on historic porch roofs throughout the district.
- i. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant has noted compliance with the Guidelines regarding lot coverage.
- j. MATERIALS – The applicant has proposed materials that include wood shake shingle siding, composite board and batten siding and a standing seam metal roof. Generally, staff finds the proposed materials to be appropriate. Staff finds that all board and batten siding should feature boards that are twelve inches wide and battens that are 1-1/2" in width. The proposed standing seam metal roof should feature panels that are smooth and 18 to 21 inches in width, seams that are 1 to 2 inches in height and a crimped ridge seam or low profile ridge cap. An industrial ridge cap should not be used. The use of a charcoal gray roof is appropriate.
- k. WINDOW MATERIALS – The applicant has proposed to install a Jeld-wen W2500 wood window. Staff finds the proposed wood window to be appropriate and consistent with the Guidelines and staff's standards for windows in new construction.
- l. FENESTRATION PROFILE – Generally, staff finds the proposed fenestration profile to be appropriate and consistent with both the Guidelines and historic examples found throughout the district; however, staff finds that all windows should feature a one over one profile.
- m. PORCH – The applicant has proposed a porch that features distinct massing and form, consistent with porches found throughout the district; however, staff finds that the proposed porch should be supported by columns in a traditional configuration.
- n. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate; however, as noted in findings l and m, staff finds that all windows should feature a one over one profile and that the proposed porch should feature designed porch columns.

- o. LANDSCAPING – The applicant has noted the installation of grass throughout the property where site paving is not located. Staff finds this to be appropriate and consistent with the Guidelines.
- p. DRIVEWAY – The applicant has proposed to maintain the existing, concrete driveway on site. Any modifications to the existing driveway will require a Certificate of Appropriateness.
- q. FENCING & DRIVEWAY GATE – The applicant has proposed to replace the existing, chain link fence with a new cattle panel fence. The proposed replacement fence will include a driveway gate at the sidewalk. Staff finds that the front yard fencing should turn to run parallel with the driveway and feature a driveway gate behind the front porch of the new construction.
- r. PRIVACY FENCING – The applicant has proposed privacy fencing to feature six (6) feet in height to screen the rear yard and mechanical equipment. Staff finds the proposed privacy fencing and its location to be appropriate and consistent with the Guidelines.
- s. WALKWAY – The applicant has proposed to install a concrete walkway from the sidewalk at the public right of way to the front porch. This is appropriate and consistent with the Guidelines.

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

- i. That the proposed porch roof should feature eaves, as found on historic porch roofs throughout the district, as noted in findings h and n.
- ii. That the proposed porch should be supported by columns in a traditional manner, as noted in finding m.
- iii. That the proposed windows all feature a one over one profile, as noted in finding l.
- iv. That the proposed front yard fencing feature a driveway gate that is set behind the front porch of the proposed new construction, as noted in finding q.
- v. That all board and batten siding feature boards that are twelve inches wide and battens that are 1-1/2” in width. The proposed standing seam metal roof is to feature panels that are smooth and 18 to 21 inches in width, seams that are 1 to 2 inches in height and a crimped ridge seam or low-profile ridge cap. An industrial ridge cap should not be used. The use of a charcoal gray roof is appropriate.

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: None.

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

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

ACTION: **The MOTION PASSED with 10 AYES. 0 NAY. 1 ABSENT.**

ITEM 13. HDRC NO. 2022-103
ADDRESS: 112 COLLEGE ST
APPLICANT: OMNI LA MANSION CORPORATION

REQUEST: The applicant is requesting a Certificate of Appropriateness to remove four (4) palm trees.

FINDINGS:

- a. The primary structure at 112 College is commonly known as the Omni La Mansion del Rio. The property is currently owned by the Omni La Mansion Corporation. The property is designated as an individual landmark and is within the River Improvement Overlay.
- b. TREE REMOVAL – The applicant has proposed to remove four (4) palms along the Riverwalk at 112 College.

- c. TREES IN THE RIO – Generally, compliance with the City’s tree preservation requirements is reviewed by the City Arborist and does not require additional review by the HDRC in most instances. Heritage trees and significant trees located at the top of the bank or along the River Walk are not allowed to be removed without HDRC approval per UDC 35-680. On a case-by-case basis, tree removal may be approved by the HDRC with a recommendation from the City Arborist (Development Services) and Forester (Parks Department).
- d. According to the City Arborist, the palms proposed to be removed meet the significant/heritage definition. If the permit is approved for removal of the palms, mitigation will be required. There is also a Live oak tree within the area that will likely be heavily impacted. Based on the extent of impact to the root system of the tree there may be mitigation requirements for the oak tree as well. Tree review and inspection has not been completed by the City Arborist.
- e. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATIONS:

Staff recommends approval of the proposed plan as recommended by the City Arborist with the following stipulation: ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

PUBLIC COMMENT: None.

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

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

ACTION: The MOTION PASSED with 10 AYES. 0 NAY. 1 ABSENT.

ITEM 17. HDRC NO. 2022-086
ADDRESS: 314 SHERMAN ST
APPLICANT: Felix Ziga/Ziga Architecture Studio PLLC

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story, single family residential structure on the vacant lot at 314 Sherman, located within the Dignowity Hill Historic District.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story, single family residential structure on the vacant lot at 314 Sherman, located within the Dignowity Hill Historic District.
- b. EXISTING LOT – This lot is currently void of any structures. The historic structure that previously occupied this lot was destroyed by fire in 2011.
- c. CONTEXT & DEVELOPMENT PATTERN – This lot is located mid-block on Sherman Street between N Mesquite and N Hackberry. This block features two, 1-story residential structures. The historic district only covers the southern side of this block.
- d. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed a setback of 32’ – 6” from the edge of the street/curb. The proposed setback is greater than those found historically on the block. Staff finds the proposed setback to be appropriate and consistent with the Guidelines.
- e. ENTRANCES – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The proposed entrance orientation is appropriate and consistent with the Guidelines.
- f. Approval of Tax Verification by the HDRC for work completed in 2021 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2022. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATIONS: Staff recommends approval based on findings a through f.

PUBLIC COMMENT: Valerie Cortez- support staff recommendations, porch design does not align with the district.

1st MOTION: Commissioner Fish moved to approve with staff stipulations 3-5.
Commissioner Grube seconded the motion.

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

ACTION: **The MOTION FAILED with 4 AYES. 6 NAYS. 1 ABSENT.**

2nd MOTION: Commissioner Velasquez moved to approve as presented with stipulation 5.
Commissioner Cervantes seconded the motion.

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

ACTION: **The MOTION FAILED with 5 AYES. 5 NAYS. 1 ABSENT.**

3rd MOTION: Commissioner Laffoon moved to approve with staff stipulations 1-5.
Commissioner Carpenter seconded the motion.

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

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

ITEM 18. HDRC NO. 2022-042
ADDRESS: 234 DONALDSON AVE
APPLICANT: Virginia Vela/Integrity Roofing

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to replace the existing clay tile roof with new a new concrete tile roof.

FINDINGS:

- a. The property located at 234 Donaldson is a mission-style, single-story, single-family structure. The house first appears on the 1934 Sanborn map which indicates that the structure has historically featured a clay tile roof.
- b. **ROOF REPLACEMENT** – Historic Design Guideline 3.B.i for Exterior Maintenance and Alterations recommends wholesale roof replacement when more than 25-30 percent of the roof area or shingles are damaged or missing. The existing condition of the current roof shows signs of deterioration and missing tiles to this degree; staff finds replacement of the existing roof to be appropriate.
- c. **ROOF MATERIALS** – The existing roof consists of traditional, barrel-style, red clay tiles. The applicant is requesting to replace the existing roof with modern material, s-shaped, red concrete tiles. The Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.iv states to replace roofing materials in-kind whenever possible when the roof must be replaced, and to 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 re-used 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. Staff finds replacement of the existing clay tile roof with concrete tiles to be inconsistent with these guidelines.

RECOMMENDATIONS: Staff does not recommend approval for replacement of the existing clay tile roof with concrete tiles based on findings b and c. Staff recommends that the roof be replaced using in-kind materials, i.e. red clay tiles, and that the applicant retain and re-use historic and salvaged materials. The new roofing material should match the existing roof material in scale, color, texture, profile, and style.

PUBLIC COMMENT: Bianca Maldonado- supports staff stipulations.

MOTION: Commissioner Carpenter moved to approve with replacement in-kind and salvage and reuse material of clay tile.
Commissioner Cervantes seconded the motion.

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

ACTION: **The MOTION PASSED with 10 AYES. 0 NAY. 1 ABSENT.**

ITEM 20. HDRC NO. 2022-094
ADDRESS: 523 E HUISACHE AVE
APPLICANT: Jose Velasquez

REQUEST: The applicant is requesting a Certificate of Appropriateness to construct an approximately 1,100-square-foot rear addition.

FINDINGS:

- a. The primary structure at 523 E Huisache is a 1-story, single-family residence constructed circa 1940 in the Minimal Traditional style. The structure features a cross gable composition shingle roof, an asymmetrical front porch on metal post supports, wood cladding with board and batten gable detailing, and one-over-one wood windows. The property is contributing to the Monte Vista Historic District.
- b. COMPLIANCE – Staff issued a Stop Work Order on January 27, 2022, following a report that the construction of an addition on the property was taking place prior to approval. The property owner submitted a Certificate of Appropriateness application for the proposed work on January 27, 2022, to request approval for the proposed addition to come into compliance.
- c. LOT COVERAGE – The applicant has proposed to construct a 1-story rear addition. The total square footage of the primary structure and the proposed addition is approximately 1,900 square feet. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. Staff finds that the applicant should provide the percentage of lot coverage for review.
- d. MASSING AND FOOTPRINT – The applicant has proposed to construct an approximately 1,100-square-foot, 1-story rear addition. The existing structure is currently approximately 800 square feet. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. The proposed addition will remain within the existing footprint of the primary structure and the visibility from the public right-of-way is minimized. However, the proposed rear addition is 1,100 square feet, which will more than double the existing building footprint. Staff finds the proposal inconsistent with the Guidelines.
- e. ROOF – The applicant has proposed to install a shed roof connected to the side gable roof of the primary structure and sloped to the rear to meet a front gable roof form at the rear of the addition. The roof form of the addition will be minimally visible from the public right-of-way. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds that a shed roof form is not appropriate for an addition of the square footage proposed. Staff finds that the applicant should propose a roof form that is similar to the historic structure or appropriate for the style.

- f. **ROOF MATERIAL** – The applicant has proposed to install a composition shingle roof on the rear addition to match the existing roof material on the primary structure. Guideline 3.A.iii for Additions stipulates that original roofs should be matched in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile. Staff finds the proposal consistent with the Guidelines.
- g. **REAR WINDOW AND DOOR REMOVAL** – The proposed addition will require the removal of 3 existing one-over-one wood windows, one replacement window, and one door opening. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when visible from the public right-of-way. This element is not visible from the public right-of-way. Staff finds the proposal acceptable given the location of the rear addition and encourages the applicant to salvage or reuse the existing windows and doors.
- h. **NEW WINDOWS AND DOORS: SIZE AND PROPORTION** – The applicant has proposed to install windows with traditional proportions on the north and west elevations. The applicant has proposed to install two windows of nontraditional proportions on the east elevation and a set of sliding doors at the rear of the east 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 modify the proposal to feature windows of traditional proportions on the east elevation.
- i. **RELATIONSHIP OF SOLIDS TO VOIDS** – According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. That applicant has proposed one window on the 40-foot-long west elevation and two (2) windows of nontraditional proportions on the 25-foot-long east elevation. Staff finds that the applicant should incorporate additional window openings on the east and west elevations of the rear addition to better comply with the Guidelines.
- j. **MATERIALS: NEW WINDOWS AND DOORS** – The applicant has proposed to install Ply Gem 510 vinyl windows in beige. Guideline 3.B.i for Additions states that imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure, may not be used. Wood or aluminum-clad wood windows are recommended and 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. Staff finds the proposal to be inconsistent with the Guidelines.
- k. **MATERIALS: FAÇADE** – The applicant has proposed to install Hardie Plank lap siding on the rear addition. 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 consistent with the Guidelines.
- l. **ARCHITECTURAL DETAILS** – The applicant has proposed to construct a 1-story rear addition. Guideline 4.A.ii for Additions states that additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Guideline 4.A.iii for Additions states that applicants should consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new. Guideline 2.A.v recommends that for side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. Staff finds that the proposal is appropriate but recommends that the addition incorporate an offset or reveal to provide a clear visual distinction between the primary structure and the addition.

RECOMMENDATIONS: Staff recommend approval of the construction of a 1-story rear addition based on findings a through l with the following stipulations:

- i. That the applicant submits the percentage of lot coverage showing that the primary structure and addition will not exceed 50 percent of the total lot area to staff for review and approval based on finding c.
- ii. That the applicant reduces the footprint of the rear addition so that it does not double the existing building footprint and submits updated plans to staff for review and approval based on finding d.
- iii. That the applicant proposes a roof form that is similar to the historic structure and submits updated elevation drawings to staff for review and approval based on finding e.
- iv. That the applicant salvages the windows and door removed to accommodate the rear addition and reuses them on the addition, stores them on site for future use, or donates them to a local architectural salvage store based on finding g.
- vi. That the applicant submits updated elevation drawings featuring windows of traditional proportions on the east elevation to staff for review and approval based on finding h.
- vii. That the applicant proposes a fenestration pattern in keeping with the historic structure and submits updated elevation drawings incorporating window openings on the east and west elevations of the rear addition to staff for review and approval based on finding i.
- viii. That the applicant submits window specifications for fully wood or aluminum clad wood windows to staff for review and approval based on finding j. Wood or aluminum-clad wood windows are recommended and 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.
- ix. That the applicant installs Hardie siding that features a reveal no more than 6 inches and a smooth texture based on finding k.
- x. That the applicant incorporates an offset or reveal to provide a clear visual distinction between the primary structure and the addition and submits updated elevation drawings to staff for review and approval based on finding l.

PUBLIC COMMENT: None.

MOTION: Commissioner Fish moved to refer to DRC to go over stipulations and process and a DRC site-visit. Commissioner Carpenter seconded the motion.

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

ACTION: **The MOTION PASSED with 10 AYES. 0 NAY. 1 ABSENT.**

ITEM 21. HDRC NO. 2022-105
ADDRESS: 311 E EVERGREEN
APPLICANT: Patrick Christensen/Patrick Christensen, Attorney at Law

REQUEST: The applicant is requesting an amendment to a previously approved design for the construction of six, 3-story residential structures. The six buildings are located on interior lots of a larger multifamily development. The amendment requests the second and third story rooflines be modified on the exterior to accommodate a third-floor uncovered roof deck.

FINDINGS:

- a. The property located at 311 E Evergreen is the site of a new multi-home residential development. The development extends from E Evergreen to E Park and only the northern portion is located within the Tobin Hill Historic District boundary. The applicant received final approval from the Historic and Design Review Commission (HDRC) on May 1, 2019, to construct two, 2-story and six, 3-story single family structures on the designated portion of the site. At that time, the property was addressed 306 and 310 E Park. The property has since been replatted.

- b. **AMENDMENT** – The applicant is requesting a design amendment for the six, 3-story structures that are located on interior lots within the development. The buildings within the development are numbered 11, 12, 13, 14, 15, 16. The amendment includes modifying the front porch design from a second story gable to a flat, uncovered rooftop deck as part of the third story of the home. The deck will be wrapped with a solid wall with vertical siding and a trim cap that measures 3’-6” in height. The depth of the deck from the front façade is 12 feet. Though not indicated in the elevations, the submitted plans show a chimney element extending from the center of the front façade on this terrace level. Per the Historic Design Guidelines for New Construction, new buildings should be designed to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district. Architectural details should be incorporated that are in keeping with the predominant architectural style along the block face or within the district. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block should be incorporated. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall. The use of flat, uncovered patios with solid walls as a second or third story roofline on front facades not contextual within the development pattern of residential structures within the Tobin Hill Historic District. Staff does not find the proposed design amendment to be consistent with the Guidelines and finds that the originally approved design and elevations should be followed.

RECOMMENDATIONS:

Staff does not recommend approval based on findings a through b. Staff finds that the applicant should adhere to the originally approved design and elevations.

PUBLIC COMMENT: None.

MOTION: Commissioner Fish moved for continuance until next available hearing.
Commissioner Carpenter seconded the motion.

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

ACTION: **The MOTION PASSED with 10 AYES. 0 NAY. 1 ABSENT.**

**COMMISSIONER CARPENTER RECUSED AND TURNED OFF CAMERA FOR THE ITEM 22.
* COMMISSIONER GRUBE LEFT MEETING AT 6:00PM*

ITEM 22. HDRC NO. 2022-079
ADDRESS: 3700 N ST MARYS ST
APPLICANT: Jamaal Moreno/City of San Antonio - PWD

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove significant and heritage caliper trees located on the banks of the San Antonio River. This includes 3 heritage Live Oaks, 2 heritage Pecans, one heritage Bald Cypress, and one heritage Crepe Myrtle located along the riverbanks in the Lambert Beach area. It also includes a number of significant trees measuring as small as 2” in diameter and up. The scope of work is related to a 2017 Bond project that will be submitted for review and recommendation at a future date. The Planning Commission approved a variance to Tree Preservation requirements related to this request on January 26, 2022.

FINDINGS:

- a. **PROJECT BACKGROUND** - The proposed tree removal plan is to prevent further damage to above-ground historic resources in conjunction with the proposed Brackenridge Park 2017 Bond project. The tree removal will not involve any below ground disturbance. There will also be a historic consultant onsite to monitor the removal of trees adjacent to above-ground historic resources. The Bond Project also includes preservation and rehabilitation of the Lambert Beach stone river walls, acequia walls and upper labor dam, preservation of the lily pond walls and water gates, rehabilitation and restoration of the pump house, and interpretation of archaeological and historic features.

- b. **DESIGNATION & REVIEW** – Brackenridge Park is a designated State Antiquities Landmark, National Register District, and locally designated landmark located within the River Improvement Overlay District (RIO-1). This portion of the park has been used prehistorically and historically for both for utility and recreation as the site of 18th - Century acequia systems, 19th -Century Water Works raceway and Pump House, and 20th -Century Lambert Beach swimming area. The 2017 Bond Project is subject to review by the Texas Historic Commission and US Army Corps of Engineers for environmental impacts including impacts to designated cultural resources.
- c. **TREES IN THE RIO** – Generally, compliance with the City’s tree preservation requirements is reviewed by the City Arborist and does not require additional review by the HDRC in most instances. Heritage trees and significant trees located at the top of the bank or along the River Walk are not allowed to be removed without HDRC approval per UDC 35-680. On a case-by-case basis, tree removal may be approved by the HDRC with a recommendation from the City Arborist (Development Services) and Forester (Parks Department) in instances of disease, age or physical condition, or if they must be removed for the safety reasons. The current conditions present a safety concern for the public and the area is currently not accessible.
- d. **TREE PRESERVATION PLAN** – The comprehensive tree preservation plan includes removal of non-protected and invasive species, declining trees, as well as significant and heritage trees located along the river bank which, due to their size and location, are impacting the channel walls. Other trees identified for removal impact the raceway, acequia, and other site features, and do not require HDRC approval. The large majority of significant and heritage size large species trees located in the project area are preserved in the plan including all of the heritage Bald Cypress trees located along the eastern bank. The City Arborist has recommended the appropriate mitigation in compliance with the City’s tree preservation requirements including additional plantings throughout Brackenridge Park. The recommended plan required a variance in order to incorporate mitigation plantings outside of the immediately impacted area and received approval from the Planning Commission on January 26, 2022.
- e. **CHANNEL WALLS** – The Lambert Beach area is framed by stone walls as well as concrete stairs and landings which were constructed ca. 1925. Additional work in the area was likely completed by the National Youth Administration and Works Progress Administration between 1935 and 1940. Some portions immediately adjacent to the Pump House date to ca. 1877. Preliminary consultations with the reviewing agencies indicated a preference to preserve historic walls and site features in place while considering the significance of the trees as they relate to the cultural landscape of the park. As proposed, the walls will be repaired in place and reconstructed using salvaged and matching materials where required. Historic photos suggest that numerous Live Oak trees were present when the 1925 improvement where made. Tree growth in addition to erosion and general deterioration have contributed to the failure of the existing walls. Significant bowing and structural separation are evident in the existing walls. These walls cannot be feasibly repaired without addressing the proximity of the trees. Trees noted for removal that immediately impact a historic feature and require monitoring during removal are noted in yellow on the attached plans. This includes 3 heritage Live Oaks, 2 heritage Pecans, one heritage Bald Cypress, and one heritage Crepe Myrtle located along the river bank in the Lambert Beach area.
- f. **DESIGN REVIEW COMMITTEE** – The Design Review Committee held a site visit to review this request on February 9, 2022. Parks Department staff provided an overview of the 2017 bond project including primary goals that were previously identified through public input and the Brackenridge Park cultural landscape report. Commissioners present inquired whether alternatives to removal had been explored such as cutting back root structure or relocation. It was explained that, due to their proximity to the walls and root structure, alternatives to removal were not possible.

RECOMMENDATIONS:

Staff recommends approval of the proposed plan as recommended by the City Arborist. More than 400 new trees will be planted within Brackenridge Park, including 219 trees in the project vicinity.

PUBLIC COMMENT: Alesia Garlock, Matilde Torres, Daniel Armstrong, Molly, Richard Reed, Rose Hill, grace Rose Gozalez, Barbara Witte-Howell, Gerzson Nuri, Erin Gomez, Doris Buchele, Moses Hollander, Margarita Maldonado, Arlene Fisher, Susan Straun, Frank Orona, Ida Ayala, Clente Guzman, Terry Burns, Edina Agueno, Johnny Botman, Caller, caller(couldn’t hear from applause), Tamara Callaghan, Brianna, caller, caller, Gemma Gomez, Richard Gonzalez, Terri Bowler, Devon, Anto Guzman, Eliza Harris, Bertha Martin, Jose Mata, Mrs. Morales, John Morales, Clint Pipples, Mimi Quintanilla, Abbey, Dominique Sanchez, Derek Zelling, Rory Schweers, Chavez,Lauren Sherwin, Tommy Talbert, Daughtery Welch, Vasquez, caller, caller, caller,Tony Wilkins, Raleigh Wood, Patrick Zeller, Conservation Society of San Antonio, and Annabelle Torres are opposed to case as there are several concerns about habitat and migratory concerns, and history behind Brackenridge Park.

1st MOTION: Commissioner Cervantes moved to remove trees that root compromised, or dead, diseased, lean of over 20% due to winds, or immediate danger to surrounding areas a presentation hazardous. Only after City Arborist and City Forester determines the safety issues for removal of trees.

ACTION: No action. The MOTION was not seconded.

2nd MOTION: Commissioner Fish moved for a continuance for 60 days.
Commissioner Savino seconded the motion and rescinded her seconding of the motion during discussion.

ACTION: No action. The MOTION to second was withdrawn.

3rd MOTION: Commissioner Savino moved to deny request.
Commissioner Velasquez seconded the motion.

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

ACTION: The MOTION FAILED with 3 AYES. 5 NAYS. 2 ABSENT. 1 RECUSAL.

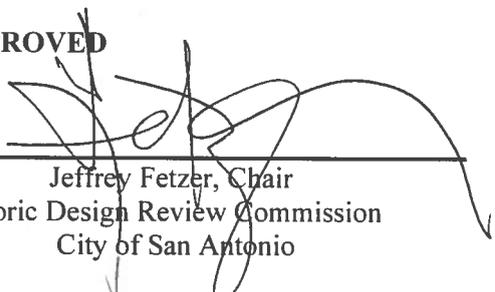
4th MOTION: Commissioner Velasquez moved to continue the item and have a special hearing no later the latest day of the following week and before next scheduled hearing.
Commissioner Cervantes seconded the motion.

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

ACTION: The MOTION PASSED with 5 AYES. 3 NAYS. 2 ABSENT. 1 RECUSAL.

ADJOURNMENT: The meeting adjourned at 9:40 p.m.

APPROVED



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

Date: _____

3/2/22