



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
May 04, 2022

The City of San Antonio Historic and Design Review Commission met on Wednesday, May 04, 2022 at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

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

ROLL CALL:

Present: Gibbs, Fish, Savino, Carpenter, Cervantes, and Fetzer.

Absent: Velasquez, Morales, Mazuca, Grube, and Laffoon.

* *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:

- 13th Annual Historic Homeowner Fair on May 7th.
- Item # 4,6, and 10 were pulled by Commission.
- Items # 16 and 20 were postponed by applicant.

PUBLIC COMMENT: Item #4: Lisa Lynn King William Association- concerns about the case.
Item #5: Valerie Cortez on behalf of Dignowity Hill Neighbors- supports with staff stipulations.
Item #6: Bianca Maldonado- appreciates the d quality of details and agrees with staff stipulation 1-3.
Item #10: Lisa Lynn- King William Association- concurs with staff's findings and recommendations on item 1.

APPROVAL OF MEETING MINUTES:

MOTION: Commissioner Carpenter moved to approve meeting minutes for April 20th, 2022.
Commissioner Savino seconded the motion.

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

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

CONSENT AGENDA:

- | | |
|-----------------------------|--------------------|
| o Item 1, Case No. 2022-215 | 1819 NEVADA |
| o Item 2, Case No. 2022-205 | 400 PROBANDT ST |
| o Item 3, Case No. 2022-244 | 115 ALAMO PLAZA |
| o Item 5, Case No. 2022-220 | 618 MUNCEY |
| o Item 7, Case No. 2022-237 | 130 W LULLWOOD AVE |

- o Item 8, Case No. 2022-238 523 E HUISACHE AVE
- o Item 9, Case No. 2022-097 1440 SE MILITARY DR
- o Item 11, Case No. 2022-229 315 LEIGH ST
- o Item 12, Case No. 2022-242 527 E DEWEY PLACE

MOTION: Commissioner Savino moved to approve items 1-3, 5,7-9, 11 and 12 with staff stipulations. Commissioner Cervantes seconded the motion.

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

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

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 4. HDRC NO. 2022-150
 ADDRESS: 504 KING WILLIAM
 APPLICANT: DANIEL CRUZ/DESIGN COOP

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

1. Install a wood pergola on the rear balcony.
2. Install a wood pergola at the rear elevation.

FINDINGS:

- a. The primary structure located at 504 King William is a 2-story, single-family residence constructed in 1883 and was designed in an eclectic style with Queen Anne influences. The home was designed by prolific architect Alfred Giles. The home underwent a major renovation in 1915, during which the turret, the carved stone decorative band, and the existing square porch columns were installed. The structure is contributing to the King William Historic District.
- b. DESIGN REVIEW COMMITTEE: This request was heard by the HDRC on April 6, 2022; the HDRC referred the request to the Design Review Committee (DRC) for further discussion. The DRC met virtually on April 12, 2022. Commissioner concerns included scale of wood members, elaborations on new pergolas, and availability of a site plan showing footprints. The applicant provided updated materials by email on April 25, 2022, in response to DRC feedback.
- c. REAR BALCONY: PERGOLA INSTALLATION – The applicant has proposed to install a fully wood pergola on the rear balcony. The proposed balcony pergola is 10 feet in height and will total 235 square feet. The applicant previously proposed a pergola 11 feet in height with the same footprint, but has since reduced the height per DRC feedback. The proposed pergola will connect to the primary structure with a ledger block and threaded rod. According to Guideline 1.A.i for Additions, residential additions should be located 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. The balcony pergola will be visible from the public right-of-way but will not detract from the architectural character of the building. Staff finds that the request is appropriate if the condition is reversible and is an independent structure not attached to the primary historic structure.
- d. REAR YARD: PERGOLA INSTALLATION – The applicant has proposed to install a pergola in the rear yard along the east (rear) elevation. The proposed pergola is 10 feet in height at the Johnson Street rear pedestrian gate and extends to 13 feet in height. The applicant previously proposed a pergola 10 feet 6 inches in height extending to 13 feet 6 inches in height but has since reduced the height per DRC feedback. The proposed pergola will total 560 square feet and will connect to the primary structure with a ledger block and threaded rod. The applicant has proposed to install a stone paver walkway beneath the pergola structure. Guideline 3.B.i for Site Elements states that large pavers or other impervious surfaces should not be introduced where they were not historically located. Guideline 3.B.ii for Site Elements states that new pervious hardscapes should be limited to areas that are not highly visible and should not be used as wholesale replacement for plantings. According to Guideline 3.A.ii for Site Elements, do not fully

remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%. The applicant has not provided the total percentage of lot coverage for review. Additionally, the applicant has not provided a landscaping plan showing the proposed site work. Staff finds that the applicant should submit lot coverage information and a landscaping plan showing the material and dimensions for all proposed site work to staff for review. Staff finds that the requested pergola is appropriate if the condition is reversible and is an independent structure not attached to the primary historic structure.

- e. **ADMINISTRATIVE APPROVAL** – The application materials include elevation drawings showing a steel guardrail on the rear balcony. A simplified steel guardrail was approved by the HDRC in January 2018, per HDRC Case No. 2018-011. The modification to the guardrail design is eligible for administrative approval and does not require review by the HDRC.

RECOMMENDATIONS: For items 1 & 2, staff recommends approval of the pergola installations based on findings a through e with the following stipulations:

- i. That the pergolas are installed so that they are a reversible condition and are independent structures that do not require attachment to the primary structure. The applicant must submit updated installation plans to staff for review and approval prior to the issuance of a Certificate of Appropriateness. (The updated drawings reflect this stipulation.)
- ii. That the applicant submits a final landscaping plan showing the material and dimensions for all proposed site work and total percentage of lot coverage to staff for review and approval prior to the issuance of a Certificate of Appropriateness. (The updated drawings reflect this stipulation.)

PUBLIC COMMENT: Lisa Lynn-King William Association- concerns about the case.

MOTION: Commissioner Carpenter moved to approve with staff stipulations and with additional stipulation to submit the detail to submit the pergola be ground base and not be connected to building. Commissioner Gibbs seconded the motion.

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

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

ITEM 6. HDRC NO. 2022-248
ADDRESS: 2219 W MAGNOLIA AVE
APPLICANT: Adan Ochoa/AO Design, LLC

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

1. Construct a rear addition of 754 square feet.
2. Construct an addition on the rear accessory structure
3. Perform various scopes of repair and maintenance to include foundation repair, repair of rotten siding, and repair of the existing wood windows

FINDINGS:

- a. The structure at 2219 W Magnolia was constructed circa 1930 and is contributing to the Monticello Park Historic District.
- b. **DESIGN REVIEW COMMITTEE** – The applicant attended DRC on April 26, 2022 to review preliminary construction documents. The commissioners commented on items to include the spacing between the primary and accessory structure after the construction of the rear addition, the window materials, and the window profiles on the

addition. The commissioners requested that the applicant provide an updated roof form document for review at HDRC to which the applicant agreed.

- c. REAR ADDITION – The applicant has proposed to construct a rear addition to feature approximately 754 square feet with an attached rear covered porch area.
- d. REAR ADDITION (SCALE AND MASSING) – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. The proposed addition would result in a site condition that is atypical for what is found in historic districts in regards to the proximity between a primary and accessory structure; however, staff finds that the proposed addition is consistent with the Guidelines regarding scale, massing and footprint.
- e. REAR ADDITION (MATERIALS) – The applicant has proposed materials that include the installation of an asphalt shingled roof and wood siding to match the historic part of the structure. Staff finds the proposed materials for the addition to be appropriate.
- f. REAR ADDITION (WINDOWS) – The applicant is requesting to install new vinyl windows on the addition to include one small, one-over-one style window on the east elevation, four, double-hung one-over-one windows and a transom window on the rear elevation, and four, floor to ceiling casement windows on the west side elevation facing the new deck on the addition. The Guidelines for Additions 4.A.ii states that new architectural features should be in keeping with the architectural style of the original structure, simple in design, and compliment the character of the original structure. Staff finds that the proposed vinyl window material is inconsistent with these guidelines, as is the profile of the casement-style windows and transom-style window. Staff finds that a one-over-one window of high-quality wood or aluminum-clad wood would be appropriate. Windows should be consistent with staff’s standards for windows in new construction and additions.
- g. REAR ADDITION (GARAGE) – The applicant is proposing to construct a rear addition on the rear accessory structure of approximately 220 square feet. The addition will feature the same width and will continue the existing roofline and form and will feature an asphalt shingled roof and wood siding to match the existing part of the structure; no new fenestrations or architectural details are proposed. Staff finds the proposed materials to be appropriate.
- h. REAR ADDITION (GARAGE); REAR SETBACK & ORIENTATION– The rear addition for the garage structure has a rear setback that meets the rear property line. The rear of the property fronts a service alley, requiring a setback of at least 5 feet from the center of the alleyway. Staff finds the position and setback of the addition to be appropriate.
- i. REHABILITATION – The applicant has proposed a number of rehabilitative scopes of work to include foundation repair, repair of rotten siding, and repair of the existing wood windows. Staff finds the proposed scopes of work to be appropriate provided that all work is done in-kind with like materials and is consistent with staff’s standard stipulations for window repair. Wholesale siding replacement should not occur.

RECOMMENDATIONS:

1. Staff recommends approval of item 1, construction of a rear addition, based on findings c – e with the following stipulations:
 - i. That the applicant reuse and reincorporate the historic windows that are enclosed at the rear façade into the rear addition.
 - ii. That the rear addition feature traditionally sized windows with a one over one profile and that all rectangular windows be modified to feature traditional sized. Large, picture windows should be modified to feature openings that are consistent with the historic structure’s original openings. Windows should be consistent with staff’s standards for windows in additions and new construction.
 - iii. That the applicant meet all building code requirements and requirements of zoning.
2. Staff recommends approval of item 2, construction of a rear addition to the rear garage structure, with the stipulation that the applicant provide a clear site plan indicating the rear setback of the addition to staff prior to approval.
3. Staff recommends approval of item 5, rehabilitative scopes of work based on finding i with the following stipulations:
 - i. That all work be done in-kind and that wholesale siding replacement does not occur without additional information being provided to staff regarding the condition of the current siding.

- ii. That the proposed window repair meets the standard staff stipulations: no modifications to the existing window openings or sashes are to take place. Sashes may be removed from the frames to make repairs; elements such as rails and stiles that are rotten or missing may be replaced with new solid wood elements to match the existing (in kind repairs only). Glass should feature a clarity comparable to the existing (tinted glass should not be used).

PUBLIC COMMENT: Bianca Maldonado- appreciates the detail and quality of the details and agrees with staff stipulations 1-3.

MOTION: Commissioner Carpenter moved to approve with staff stipulation and with the additional 2 stipulations of inseting windows and adding the trim that is appropriate to the house and 2nd additional stipulation to use slightly thicker artisan siding.
Commissioner Cervantes seconded the motion.

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

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

ITEM 10. HDRC NO. 2022-228
ADDRESS: 114 SWEET
APPLICANT: Nathan Manfred/French & Michigan

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

1. Construct a rear addition to feature 500 square feet.
2. Construct a detached carport to the west of the historic structure.
3. Install privacy fencing on site.

FINDINGS:

- a. The historic structure at 114 Sweet Street was constructed circa 1900 in the Folk Victorian style. The structure features two, front facing bays, a brick chimney, and is contributing to the Nathan Historic District.
- b. EXISTING SITE – The property currently features a parking easement which exists on the west side of the property. This easement restricts access to the side and rear yard within the property, as shown on the submitted site plan.
- c. REAR ADDOTOPM – The applicant has proposed to construct a rear addition to feature 500 square feet.
- d. REAR ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, should not double the existing building footprint, and should feature an overall height that is generally consistent with that of the historic structure. Staff finds the proposed addition to be appropriate and consistent with the Guidelines.
- e. MATERIALS – The applicant has proposed materials that include wood siding to match the existing, a composition shingle roof and clad wood windows. Generally, staff finds the proposed materials to be appropriate and consistent with the Guidelines.
- f. WINDOW MATERIALS – The applicant has noted the installation of clad wood windows. Staff finds the proposed windows to be appropriate; however, the applicant should ensure that the proposed windows are consistent with staff’s standards for windows in additions and new construction.
- g. ROOF FORM – The applicant has proposed for the rear addition to feature a hipped roof. Overall, the proposed roof form will be subordinate to that of the historic structures. Staff finds the proposed roof form to be appropriate.

- h. ARCHITECTURAL DETAILS – Generally, staff finds the proposed addition’s architectural details to be appropriate and in keeping the Guidelines for Additions. Staff finds that the proposed rectangular, fixed windows should feature traditional sizes and should be in a sash configuration.
- i. CARPORT – The applicant has proposed to construct a detached carport to feature metal construction to be located adjacent to the right of way. The Guidelines for New Construction 5. note that garages and outbuildings should be located in a manner that is consistent with the traditional setback found on the block. The proposed location adjacent to the right of way is not consistent with the Guidelines; however, due to existing site conditions, staff finds the proposed location to be appropriate. Additionally, the Guidelines note that rear accessory structures should relate to the primary structure on the lot regarding materials and simplified architectural details. Staff finds that the applicant should incorporate materials that are consistent with those found on the historic structure into the design of the garage.
- j. PRIVACY FENCING – The applicant has proposed to install privacy fencing to start at the rear of the proposed carport and extend to the rear of the property. Staff finds that the proposed privacy fencing should begin behind the front-most side window on the west façade, as the Guidelines say that privacy fencing should be set behind the front façade rather than align with it.

RECOMMENDATIONS:

1. Staff recommends approval of item #1, the construction of a rear addition based on findings a through g with the following stipulations:
 - i. That the proposed clad windows be consistent with staff’s standards for windows in additions and new construction.
 - ii. That the proposed rectangular, fixed windows be replaced by windows that feature traditional sizes in a sash configuration.
2. Staff recommends approval of item #2, the construction of a carport, based on finding h with the following stipulation:
 - i. That the applicant provide enough depth to ensure that vehicles do not park in a manner that impedes the sidewalk.
 - ii. That the applicant incorporate materials (wood) that are complementary of the historic structure into the design of the carport.
3. Staff recommends approval of item #3, the installation of privacy fencing with the stipulation that the proposed privacy fencing start behind the front-most side window on the west façade.

The applicant is responsible for obtaining all required variances from the Zoning Board of Adjustment.

PUBLIC COMMENT: Lisa Lynn- concurs with staff finding and recommendation on item 1.

MOTION: Commissioner Carpenter moved to approve items 1 and 2, deny carport and approve of item 3. Commissioner Savino seconded the motion.

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

ACTION: The MOTION PASSED with 4 AYES. 2 NAY. 5 ABSENT.

ITEM 13. HDRC NO. 2022-184
 ADDRESS: Howard and W Huisache
 APPLICANT: Miranda Garrison/City of San Antonio

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to install new ADA ramps at the intersection of Howard St. and W. Huisache Ave.

FINDINGS:

- a. The 100-200 blocks of Howard and W Huisache are located in the Monte Vista Historic District. The streetscape features historic curbing and does not currently feature continuous sidewalks. The Public Works Department has proposed to install sidewalks, curbing, driveway approaches, walkways, and ADA ramps on Howard and W. Huisache.
- b. SIDEWALK INSTALLATION – The applicant has proposed to install sidewalks on the southeast, northeast, and northwest sides of the intersection of Howard and W Huisache. The sidewalks will be 4 feet wide. The applicant has proposed to match sidewalks and curbing with in kind materials, match existing ADA ramp located at 201 Huisache, preserve sidewalk stamps and reinstall the stamps in the exact location. Guideline 5.C.i for Site Elements states that historic curbing should be retained wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile. Staff finds the proposal generally appropriate, provided that the existing sidewalk pattern is followed. This includes directional ramps on the north side of Huisache instead of diagonal ramps.
- c. ADA RAMP INSTALLATION – The applicant has proposed to install ADA ramps at the corners of Howard and W. Huisache. The Guidelines for Site Elements 8.C.iii states that new ADA curb cuts on historic sidewalks should be installed to be consistent with the existing sidewalk color and texture while minimizing damage to the historic sidewalk. Staff finds that the Guidelines should be adhered to.
- d. 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 sidewalk improvements based on findings b through d with the following stipulations:

- i. That the historic curbing is retained and any curbing that requires replacement matches the existing in material, width, and profile.
- ii. That historic concrete stamps be preserved and protected during pouring.
- iii. That the applicant matches the existing sidewalk configurations in the Monte Vista district including placement of directional ramps on the north side of Huisache at the existing locations where sidewalks meet the curb instead of installing diagonal ramps at the corner. Updated drawings that reflect this stipulation must be provided to OHP staff for approval.
- iv. The project shall comply with all federal, state, and local laws, and regulations regarding archaeology, as applicable.

PUBLIC COMMENT: None.

MOTION: Commissioner Fish moved to approve with staff stipulations 12, and 4. Commissioner Cervantes seconded the motion.

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

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

ITEM 14. HDRC NO. 2022-239
ADDRESS: 702 HAYS ST
APPLICANT: Kuba Zarobkiewicz/ZAROBKIEWICZ KUBA

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

- 1. Perform rehabilitative scopes of work to the historic structure including installing a new shingle roof and painting.
- 2. Perform exterior modifications to the historic structure including raising the existing finished floor height and extending the front gabled porch roof by one foot on each side.
- 3. Replace the existing, wood windows.
- 4. Construct a rear addition to feature 800 square feet.

FINDINGS:

- a. The primary structure located at 702 Hays is a 1-story, single-family home constructed circa 1925 in the Craftsman style on a corner lot. The structure features a cross gable composition shingle roof with clipped gables and a jerkinhead dormer on the front façade, decorative eave brackets, wood cladding, wood windows, and a deep-set front porch with wood columns on brick bases. The property is contributing to the Dignowity Hill Historic District.
- b. REHABILITATION – The applicant has proposed to replace the shingle roof in kind and paint. Staff finds these scopes of work eligible for administrative approval. Staff finds that the profile and details of the existing roof, including the porch roof should be preserved.
- c. FLOOR HEIGHT/PORCH GABLE – The applicant has proposed to raise the existing finished floor height and extend the existing gabled porch roof by one foot on each side. Staff finds this to be inappropriate with the Guidelines for Exterior Maintenance and Alterations, as the Guidelines note that historic porch forms should not be modified and that the original height of foundations should be preserved.
- d. WINDOW REPLACEMENT – The applicant has noted on the submitted construction documents that the structure’s original windows may be replaced if they are beyond repair. The applicant has not submitted information regarding window replacement. Staff finds that the existing wood windows should be repaired. If wood windows are beyond repair, they should be replaced with windows that are consistent with staff’s standards for replacement windows. A Certificate of Appropriateness is required for window replacement.
- e. REAR ADDITION – The applicant has proposed to construct a rear addition to feature 800 square feet.
- f. REAR ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, should not double the existing building footprint, and should feature an overall height that is generally consistent with that of the historic structure. The existing footprint of the primary structure on site is approximately 1,240 square feet. Generally, staff finds the proposed addition to be consistent with the Guidelines.
- g. MATERIALS – The applicant has proposed materials that include wood siding to match the existing. Staff finds this to be appropriate and consistent with the Guidelines.
- h. WINDOW MATERIALS – At this time the applicant has not specified window materials. Staff finds that wood or aluminum clad wood windows should be installed that are consistent with staff’s standards for windows in new construction and additions.
- i. ROOF FORM – The applicant has proposed for the rear addition to feature a hipped roof. Generally, staff finds the proposed hipped roof form to be appropriate.
- j. ARCHITECTURAL DETAILS – Generally staff finds the proposed architectural details to be appropriate; however, staff finds that the construction of a rear addition should not result in an increase in height of the original structure’s finished floor/foundation height.

RECOMMENDATIONS:

1. Staff recommends approval of item #1, rehabilitative scopes of work based on finding b with the stipulation that that the profile and details of the existing roof, including the porch roof be preserved.
2. Staff does not recommend approval of item #2, modifications to the finished floor/foundation height and porch roof modifications. Staff recommends both remain as they exist originally.
3. Staff does not recommend approval of item #3, window replacement. Staff recommends that the existing wood windows should be repaired. If wood windows are beyond repair, they should be replaced with windows that are consistent with staff’s standards for replacement windows. A Certificate of Appropriateness is required for window replacement.
4. Staff recommends approval of item #4, the construction of a rear addition based on findings e through j with the following stipulations:
 - i. That wood or aluminum clad wood windows be installed that are consistent with staff’s standards for windows in new construction and additions. An aluminum window may be appropriate should it be consistent with staff’s standards for windows in new construction and additions.

PUBLIC COMMENT: None.

MOTION: Commissioner Carpenter moved to refer to DRC for a site-visit.
Commissioner Cervantes seconded the motion.

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

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

ITEM 15. HDRC NO. 2022-055
ADDRESS: 1012 N CHERRY 1014 N CHERRY/
APPLICANT: Ricardo Turrubiates/Mint Development LLC

REQUEST: The applicant is requesting conceptual approval to construct eight, 2-story residential structures on the vacant lots at 1012 and 1014 N Cherry Street, located within the Dignowity Hill Historic District.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct six, 2-story residential structures on the vacant lots at 1012 and 1014 N Cherry Street, located within the Dignowity Hill Historic District. Two of the proposed six structures will feature street frontage and an orientation towards N Cherry, while the other four structures will feature in interior orientation towards the interior driveway.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. CONTEXT & DEVELOPMENT PATTERN – This block of N Cherry features twelve (12) historic structures that feature an orientation towards N Cherry, all of which feature 10-story in height. The historic development pattern of this block is one primary residential structure per lot with an occasional accessory structure.
- d. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on January 25, 2022. At that meeting Committee members discussed the proposed design, massing, and site development. This request was reviewed a second time by the DRC on February 8, 2022, where committee members discussed massing, setbacks, and materials. This request was reviewed a third time by the DRC on February 22, 2022. At that meeting, committee members discussed massing, materials, and the proposed internal driveway. This request was reviewed a fourth time by the Design Review Committee on April 26, 2022. At that meeting committee members discussed the revised massing, the reduction of buildings, and the revisions to the site plan.
- e. SETBACKS – As noted in finding a, the applicant has proposed for two of the eight structures to feature street frontage and an orientation towards N Cherry. The Guidelines recommend that, in instances where front yard setbacks of historic houses are varied on a block face, new construction should feature a front yard setback that is the median of houses on the block face. The applicant has submitted a setback diagram providing the front setbacks of 1010, 1018, 1024, and 1026 N Cherry. The median setback of the four structures oriented towards N Cherry is approximately thirty-two (32) feet. The applicant has proposed setbacks for the new construction on N Cherry of 30' – 0" and 31' – 5" when measured from the curb. Staff finds that an increased setback would be most appropriate. Per the site plan, there appears to be room to increase both front setbacks.
- f. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. As noted in finding c, all of the existing, historic structures on this block feature one (1) story in height. Generally, staff finds the two-story structures fronting N Cherry to be consistent with the Guidelines, as they feature one additional story in height over the existing, historic structures found on the block. However, within historic districts, the historic development pattern features rear structures with massing that is subordinate to that of the primary structure at the street. While the applicant has reduced the proposed development by two structures, staff finds the overall massing to be inconsistent with the Guidelines in regards to height and building footprint, as the historic development pattern throughout the district typically consists of rear structures featuring reduced massing and footprints in comparison to primary, street fronting

structures. Additionally, staff finds that the applicant should submit a street elevation noting the proposed heights of new construction in relationship to existing, historic structures.

- g. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the new construction toward N Cherry. This is consistent with the Guidelines.
- h. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. The applicant has proposed a foundation height for each structure of eighteen (18) inches. Staff finds the proposed foundation heights to be appropriate and consistent with the Guidelines.
- i. ROOF FORMS – The applicant has proposed roof forms to include front facing gabled roofs, hipped roofs and both hipped with a front gable. Staff finds the proposed roof forms to be appropriate; however, as noted in finding f, staff finds that a reduction in massing for each of the six structures should be incorporated into the design. Modified roof forms or roof forms that reduce the overall massing of the proposed new construction should be used.
- j. MATERIALS (Facades) – The applicant has proposed materials that include terracotta brick, stucco, and composite siding. The applicant has proposed for front facades to feature a combination of terracotta brick and stucco, while the side and rear facades are to feature composite siding. The Guidelines for New Construction 3.A. note that materials that complement the type, color, and texture of materials traditionally found in the district should be used. Additionally, the Guidelines state that materials should not be so dissimilar as to distract from the historic interpretation of the district. Generally, staff finds the use of terracotta brick and stucco to be inconsistent with the traditionally used materials throughout the Dignowity Hill Historic District in residential construction. Additionally, the use of multiple materials on one façade and the use of an alternative material on side and rear facades is not found historically within the district. Staff finds that lap siding that features a smooth finish and four-inch exposure, or board and batten siding that features boards that are twelve inches in width with seams that are 1.5 inches in width to be most appropriate and consistent with the Guidelines.
- k. MATERIALS (Roofs and Secondary Materials) – The applicant has proposed standing seam metal roofs and steel columns with wood elements. Generally, staff finds both of these to be appropriate. Staff finds that the proposed standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low-profile ridge cap and a standard galvalume finish. If a ridge cap is proposed, it must be submitted for review and approval.
- l. MATERIALS (Windows) – The applicant has proposed to install aluminum windows in a bronze finish. Window product specifications have not been submitted at this time. Staff finds that wood or aluminum clad wood windows that are consistent with staff standard specifications are to be installed. A window featuring alternative materials may be appropriate, provided it meets staff’s standards, as noted in the applicable citations.
- m. WINDOW & DOOR OPENINGS – The Guidelines for New Construction note that window and door openings should be comparable to those found historically within the district. Generally, staff finds the proposed window and door openings to be appropriate and consistent with the Guidelines; however, staff finds that rectangular, fixed windows on the front facades should be modified to feature traditional sizes and feature a one over one profile. Generally, staff finds the contemporary side lites adjacent to the proposed front doors to be appropriate.
- n. ARCHITECTURAL DETAILS – As noted in the findings above, staff finds that materials, massing and roof forms, and window openings should be adjusted to be consistent with the Guidelines.
- o. LOT COVERAGE – The applicant has provided a lot coverage diagram noting consistency with the Guidelines for each of the six proposed lots.
- p. PARKING – The applicant has proposed for parking to be located to the interior of the lot, with each structure featuring individual parking to be located to either the east or west of the primary facades. For the front two structures, parking would be located at the rear of each structure. Per the submitted site plan, parking for each structure will be located on a permeable surface. Generally, staff finds the proposed parking to be appropriate.
- q. DRIVEWAY – The applicant has proposed for automobile traffic to enter the side from N Cherry via a driveway that features twenty (20) feet in width. The proposed driveway will feature permeable paving. Midblock alleys are often found throughout the Dignowity Hill Historic District; however, none existed historically on this block of N Cherry. Staff finds a driveway of twenty (20) feet in width to be inconsistent with the Guidelines, as the Guidelines recommend driveway widths of no more than ten (10) feet. Additional driveway widths may be appropriate internally to the site if the traditional driveway location within the front and side yards of the structures that front N Cherry is maintained at ten (10) feet.

- r. FRONT WALKWAYS – Houses on this block of N Cherry feature front walkways that lead from the front porch to the sidewalk at the public right of way. Per the site plan, the applicant has not proposed to incorporate walkways. Staff finds that both structures that front N Cherry should feature front walkways that are consistent with the Guidelines regarding profile and materials.
- s. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment at this time. Staff finds that all mechanical equipment should be screened from view from the right of way.
- t. FENCING – The applicant has noted the installation of a front yard fence of four (4) feet in height to replace the existing fence and privacy fencing of six (6) feet in height to be located in the side and rear yards. The applicant has noted that privacy fencing will be located in a manner that is consistent with the Guidelines.
- u. LANDSCAPING – At this time the applicant has not submitted a landscaping plan. Staff finds that a detailed landscaping plan should be developed and submitted for review and approval by the Commission.
- v. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATIONS: Staff does not recommend conceptual approval based on findings a through v. The overall project is inconsistent with the historic development pattern of the Dignowity Hill Historic District. Staff finds that the proposed massing, driveway, and materials to be inconsistent with the Guidelines. Staff recommends the following prior to the applicant receiving a recommendation for conceptual approval.

- i. That the site plan be developed to better document conformance with the Guidelines.
- ii. That the applicant increase the proposed front setbacks, as noted in finding e. Per the revised site plan, there appears to be room to increase the front setbacks.
- iii. That the applicant decrease massing on site as noted in finding f. A reduction in building footprint or lowering of height to single story for some structures would be more appropriate.
- v. That traditional materials be used in place of the proposed terracotta brick and stucco, as noted in finding j, and that façade materials be consistent on each façade with those found historically in residential construction within the district. Siding should be consistent with staff’s standards specifications, as noted in finding j.
- vi. That the proposed standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low-profile ridge cap and a standard galvalume finish. If a ridge cap is proposed, it must be submitted for review and approval.
- vi. That wood or aluminum clad wood windows be installed as noted in finding l and in the applicable citations. An aluminum window may be appropriate provided that it is consistent with staff’s standards for windows in new construction.
- vii. That the rectangular, fixed windows on the front façade be eliminated for traditionally sized windows in a one over one profile, as noted in finding m.
- viii. That both structures that front N Cherry feature a front walkway to connect the front porches to the sidewalk at the right of way, as noted in finding r.
- ix. That the proposed driveway be reduced to no more than ten (10) feet in width, as noted in finding q.
- x. That all mechanical equipment is screened from view from the right of way and that a detailed landscaping plan be developed and submitted to the Commission for review and approval, as noted in findings s and u.

PUBLIC COMMENT: None.

MOTION: Commissioner Fish moved to approve with stipulations 1 and 2, increase setback on the street to reduce impact on the 2-story elevations on the street, and stipulation 3 modify to say a continuation to exploring lowering height of some rear structures. 5-8, include staff stipulations and item 10 with staff stipulations. Exclude item 4 and 9 to read to pursue design solution that breakdown the appearance of the drive. Commission Carpenter seconded the motion.

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

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

ITEM 17. HDRC NO. 2022-230
ADDRESS: 910 N PINE ST
APPLICANT: Michael Long/Long House Builders

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

1. Perform fenestration modifications to include the relocation of a street facing window within the porch on the front façade.
2. Perform fenestration modifications to the south façade including the installation of a group of three windows in place of two windows within the side bay, the removal of three existing window openings to the rear of the side bay, and the installation of a group of three windows and a large, picture window.
3. Perform fenestration modifications to the north façade including the removal of two grouped windows and the installation of a smaller, singular window, and the installation of two grouped windows in place of a singular window. (The as built and demolition floor plans do not accurately represent the house as it exists.)
4. Construct a rear addition to feature a shed roof.
5. Construct a side and rear porch within the existing recessed space behind the existing side bay.

FINDINGS:

- a. The historic structure at 910 N Pine was constructed circa 1925 in the Craftsman style and is contributing to the Dignowity Hill Historic District.
- b. FENESTRATION MODIFICATION (Front Façade) – The applicant has proposed to perform fenestration modifications to include the relocation of a street facing window within the porch on the front façade. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i. existing window and door openings should be preserved. Additionally, the Guidelines note that new window openings should not be created on the primary façade or where visible from the public right of way. Staff finds the proposed modification to be inappropriate.
- c. FENESTRATION MODIFICATION (South Façade) – The applicant has proposed to perform fenestration modifications to the south façade including the installation of a group of three windows in place of two windows within the side bay, the removal of three existing window openings to the rear of the side bay, and the installation of a group of three windows and a large, picture window. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i. existing window and door openings should be preserved. Additionally, the Guidelines note that new window openings should not be created on the primary façade or where visible from the public right of way. While in a location visible from the right of way, staff finds that the proposal to install a group of three windows in the side bay is generally consistent with the architectural style. Staff finds that removed wood windows from other locations at the rear of this location should be used, that all windows be separated by mullions, and that the head and sill heights and details match the original. Staff finds the other proposed fenestration modifications to be appropriate as they are not visible from the right of way or are locations impacted proposed rear addition and rear deck construction; however, staff finds that the large picture window should be modified to feature a profile consistent with those found historically within the historic structure.
- d. FENESTRATION MODIFICATIONS (North Façade) – The applicant has proposed to perform fenestration modifications to the north façade including the removal of two grouped windows and the installation of a smaller, singular window, and the installation of two grouped windows in place of a singular window. The as built and demolition floor plans do not accurately represent the house as it exists. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i. existing window and door openings should be preserved. Additionally, the Guidelines note that new window openings should not be created on the primary façade or where visible from the public right of way. Staff finds the modification to a double width window to be appropriate towards the rear of the side façade; however, staff finds that all existing window openings should remain as they exist, including the shorter, grouped windows.
- e. REAR ADDITION – The applicant has proposed to construct an addition to feature approximately five and one half feet in depth at the rear of the historic structure.
- f. REAR ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, should not double the existing building

footprint, and should feature an overall height that is generally consistent with that of the historic structure. Generally, staff finds the proposed addition to be appropriate and consistent with the Guidelines for Additions.

- g. **MATERIALS** – The applicant has noted the installation of vertical wood siding. Generally, staff finds the installation of wood siding to be appropriate; however, siding should feature a profile that either matches that of the historic structure, or a traditional profile. Staff finds that the applicant should provide additional information regarding the proposed wood siding. Additionally, staff finds that roofing materials should be installed that are consistent with that of the historic structure (standing seam metal).
- h. **WINDOW MATERIALS** – At this time the applicant has not specified window materials. Staff finds that the proposed rear addition should feature wood or aluminum clad wood windows. Additionally, staff finds that the proposed windows should feature traditional profiles and should be in a one over one configuration.
- i. **ROOF FORM** – The applicant has proposed for the addition to feature a low profile shed roof that transitions into a hip profile at the southeast corner. As noted in finding g, staff finds that the proposed roofing materials should be standing seam metal to match the material of the primary structure.
- j. **ARCHITECTURAL DETAILS** – As noted in the above findings, staff finds that new windows should feature profiles that are consistent with those found on the historic structure; one over one. Additionally, staff finds that materials should be consistent with those found on the historic structure.
- k. **SIDE/REAR SCREENED PORCH** – The applicant has proposed to construct a side and rear porch within the existing recessed space behind the existing side bay. Generally, regarding location, profile and design, staff finds the proposed appropriate; however, staff finds that the applicant should provide additional information regarding materials and column profiles.

RECOMMENDATIONS:

- 1. Staff does not recommend approval of item #1, fenestration modifications on the front façade based on finding b.
- 2. Staff recommends approval of item #2, fenestration modifications on the south façade based on finding c with the following stipulations:
 - i. That the large picture window be modified to feature a profile consistent with those found historically within the historic structure.
 - ii. That removed wood windows from other locations at the rear of this location be used in the side bay, and that all windows be separated by mullions, and that the head and sill heights and details match the original.
- 3. Staff recommends approval of item #3 only regarding the installation of an additional window towards the rear of the north façade. Staff recommends that all other window openings remain as they exist. A removed window from another location (from the south façade) should be installed. The windows should be separated by a mullion and the head and sill height should match the original.
- 4. Staff recommends approval of item #4, the construction of a rear addition based on findings e through j with the following stipulations:
 - i. That siding feature a profile that either matches that of the historic structure, or a traditional profile.
 - ii. That roofing materials be installed that are consistent with that of the historic structure (standing seam metal). Panels should be smooth and 18 to 21 inches in width, seams should be 1 to 2 inches in height, and a standard galvalume finish should be used. Ridges should feature crimped or munched details.
 - iii. That the proposed rear addition feature wood or aluminum clad wood windows. Additionally, staff recommends that the proposed windows feature traditional profiles and should be in a one over one configuration.
- 5. Staff recommends approval of item #5, the construction of a rear screened porch/deck with the following stipulations:
 - i. The applicant provide additional information regarding materials and column profiles. Columns should feature a profile of at least six (6) inches square.

Commented [AL(A1): Is 3. Missing?

PUBLIC COMMENT: Valerie Cortez on behalf of Dignowity Hill Neighbors- support staff recommendations 1 and 2.

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

VOTE: AYE: Gibbs, Fish, Savino, Carpenter, Cervantes, and Fetzer.
NAY: None.

ABSENT: Velasquez, Morales, Mazuca, Grube, and Laffoon.

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

ITEM 18. HDRC NO. 2022-227
ADDRESS: 1103 E COMMERCE ST
APPLICANT: Jose guajardo/g5signage

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

1. Install one, internally illuminated monument sign to replace an existing, monument sign on Center Street. The proposed sign will feature an overall height of 46.89 inches and an overall width of 54.26 inches for a total size of approximately 35.2 square feet in size, including both sides. This sign is identified as sign 1 in the signage documents.
2. Install one, internally illuminated monument sign to replace an existing, monument sign on Chestnut Street. The proposed sign will feature an overall height of 46.89 inches and an overall width of 54.26 inches for a total size of approximately 35.2 square feet in size, including both sides. This sign is identified as sign 2 in the signage documents.
3. Install one, internally illuminated channel letter sign on the west façade of the vehicular drop off canopy, fronting Chestnut Street. The sign will feature an overall height of 32.2 inches and an overall width of 216.74 inches for a total size of 48.47 square feet. This sign is identified as sign 3 in the signage documents.
4. Install one, internally illuminated corner blade sign at the corner of E Commerce and Chestnut Street. The proposed sign will feature an overall height of 54.01 inches in height and an overall width of 46.97 inches for a total size of 35.24 square feet, including both sides. This sign is identified as sign 4 in the signage documents.
5. Install one, internally illuminated set of channel letters to be installed on the existing street canopy on the E Houston façade. The proposed sign will feature an overall height of 42.98 inches and an overall width of 86.21 inches for a total size of 25.73 square feet. This sign is identified as sign 5 in the signage documents.
6. Install one, internally illuminated wall sign to feature an overall height of 111.59 inches and an overall width of 153.16 inches for a total size of 118.69 square feet. This sign will be located on the west façade of the four-story structure. This sign is identified as sign 6 in the signage documents.
7. Install one, internally illuminated wall sign to feature an overall height of 68.43 inches and an overall width of 93.91 inches for a total size of 44.63 square feet. This sign will be located on the south façade of the four-story structure. This sign is identified as sign 7 in the signage documents.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to install signage at 1103 E Commerce, located within the St Paul Square Historic District.
- b. 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.
- c. EXISTING SIGNAGE – The property at 1103 E Commerce currently features a number of signs, including three walls signs and two walls signs, one canopy sign and two freestanding signs. The applicant has noted that the existing, channel letter and cabinet signs on the north façade will be removed.
- d. FREESTANDING SIGN (Center Street) – The applicant has proposed to install one, internally illuminated monument sign to replace an existing, monument sign on Center Street. The proposed sign will feature an overall height of 46.89 inches and an overall width of 54.26 inches for a total size of approximately 35.2 square feet in size, including both sides. This sign is identified as sign 1 in the signage documents. The Guidelines for Signage note that signage within historic districts should not feature plastic signage elements and should be indirectly illuminated. The proposed signage is not consistent with the Guidelines. A reface of the existing sign would be allowed per code.
- e. FREESTANDING SIGN (Chestnut Street) – The applicant has proposed to install one, internally illuminated monument sign to replace an existing, monument sign on Chestnut Street. The proposed sign will feature an overall height of 46.89 inches and an overall width of 54.26 inches for a total size of approximately 35.2 square feet in size, including both sides. This sign is identified as sign 2 in the signage documents. The Guidelines for Signage note that

signage within historic districts should not feature plastic signage elements and should be indirectly illuminated. The proposed signage is not consistent with the Guidelines. A reface of the existing sign would be allowed per code.

- f. CHANNEL LETTER SIGN (Vehicular Drop Off) – The applicant has proposed to install one, internally illuminated channel letter sign on the west façade of the vehicular drop off canopy, fronting Chestnut Street. The sign will feature an overall height of 32.2 inches and an overall width of 216.74 inches for a total size of 48.47 square feet. This sign is identified as sign 3 in the signage documents. The Guidelines for Signage note that signage within historic districts should not feature plastic signage elements and should be indirectly illuminated. The proposed signage is not consistent with the Guidelines. Staff finds that signage featuring metal construction and indirect illumination would be most appropriate
- g. BLADE SIGN – The applicant has proposed to install one, internally illuminated corner blade sign at the corner of E Commerce and Chestnut Street. The proposed sign will feature an overall height of 54.01 inches in height and an overall width of 46.97 inches for a total size of 35.24 square feet, including both sides. This sign is identified as sign 4 in the signage documents. The Guidelines for Signage note that signage within historic districts should not feature plastic signage elements and should be indirectly illuminated. The proposed signage is not consistent with the Guidelines. Staff finds that signage featuring metal construction and indirect illumination would be most appropriate.
- h. CHANNEL LETTER SIGN (Canopy) – The applicant has proposed to install one, internally illuminated set of channel letters to be installed on the existing street canopy on the E Houston façade. The proposed sign will feature an overall height of 42.98 inches and an overall width of 86.21 inches for a total size of 25.73 square feet. This sign is identified as sign 5 in the signage documents. The Guidelines for Signage note that signage within historic districts should not feature plastic signage elements and should be indirectly illuminated. The proposed signage is not consistent with the Guidelines. Staff finds that signage featuring metal construction and indirect illumination would be most appropriate.
- i. WALL SIGN (West Façade) – The applicant has proposed to install one, internally illuminated wall sign to feature an overall height of 111.59 inches and an overall width of 153.16 inches for a total size of 118.69 square feet. This sign will be located on the west façade of the four-story structure. This sign is identified as sign 6 in the signage documents. The Guidelines for Signage note that signage within historic districts should not feature plastic signage elements and should be indirectly illuminated. The proposed signage is not consistent with the Guidelines. Staff finds that signage featuring metal construction and indirect illumination would be most appropriate.
- j. WALL SIGN (South Façade) – The applicant has proposed to install one, internally illuminated wall sign to feature an overall height of 68.43 inches and an overall width of 93.91 inches for a total size of 44.63 square feet. This sign will be located on the south façade of the four-story structure. This sign is identified as sign 7 in the signage documents. The Guidelines for Signage note that signage within historic districts should not feature plastic signage elements and should be indirectly illuminated. The proposed signage is not consistent with the Guidelines. Staff finds that signage featuring metal construction and indirect illumination would be most appropriate.

RECOMMENDATIONS:

1. Staff does not recommend approval of item #1, the installation of a new monument sign on Center Street, based on finding d. Staff recommends that signage that is consistent with the Guidelines be installed. Refacing the existing signage would be permitted by code.
2. Staff does not recommend approval of item #2, the installation of a new monument sign on Chestnut Street, based on finding e. Staff recommends that signage that is consistent with the Guidelines be installed. Refacing the existing signage would be permitted by code.
3. Staff does not recommend approval of item #3, the installation of a channel letter sign on the drop off canopy as noted in finding f.
4. Staff does not recommend approval of item #4, the installation of a corner blade sign based on finding g.
5. Staff does not recommend approval of item #5, the installation of a channel letter sign above the existing canopy based on finding h.
6. Staff does not recommend approval of item #6, the installation of a wall sign on the west façade, based on finding i.
7. Staff does not recommend approval of item #7, the installation of a wall sign on the south façade, based on finding j.

Staff recommends the applicant revise signage to be consistent with the Guidelines for Signage. The Guidelines for Signage recommend three total signs per application, not to exceed fifty (50) square feet. While additional signage may be approved by the Commission, signage should be consistent with the Guidelines regarding materials and illumination.

PUBLIC COMMENT: None.

MOTION: Commissioner Carpenter moved to approve items 1-7, and clarifications of 2 and 7. Approve that is consistent with guidelines 50 feet material and illuminations. Commissioner Fish seconded the motion.

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

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

ITEM 19. HDRC NO. 2022-245
ADDRESS: 320 E LOCUST
APPLICANT: Peter Krulevitch/KRULEVITCH PETER A

REQUEST: The applicant requests a Certificate of Appropriateness for approval to construct a 240-square-foot rear accessory structure.

FINDINGS:

- a. 320 E Locust is a single-story, single-family Tudor-style residence built c. 1921. The property first appears in city directories in 1921. The house has a single dominant mid-façade gable with sloping eaves flanked by inset porches and a composition shingle cross-gable roof; the east and west gables are clipped. The house is clad in wood lap siding and has one-over-one wood windows. The property contributes to the Tobin Hill historic district.
- b. VIOLATION: Office of Historic Preservation staff performed a site visit on March 24, 2022 and observed that the following scopes of work were performed without a Certificate of Appropriateness: construction of a rear covered carport structure with a poured slab foundation. Staff posted a Stop Work Order.
- c. ACCESSORY STRUCTURE: The Guidelines for New Construction 5.A. notes that new garages and outbuilding should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure's footprint. The existing structure on the lot features a footprint of approximately 2,202 square feet and one story in height. The proposed accessory structures feature a total footprint of 240 square feet. Staff finds the proposed height and general massing to be subordinate to that of the primary historic structure.
- d. ORIENTATION & SETBACKS: The applicant has proposed both an orientation and setbacks that are consistent with the Guidelines for New Construction 5.B.
- e. ARCHITECTURAL DETAILS (Materials): The Guidelines for New Construction 5.A.iii. and iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. Staff finds that the corrugated metal material that comprises the bulk of the structure does not conform to guidelines.

RECOMMENDATIONS: Staff does not recommend approval based on finding e.

PUBLIC COMMENT: None.

MOTION: Commissioner Fish moved to approve with stipulation reduce by 2ft feet and not exceed 9 ft above the ground and include the inwalls would be infilled wood framing and siding be comparable to primary structure and use swinging carriage doors. Commissioner Cervantes seconded the motion.

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

ACTION: The MOTION PASSED with 5 AYES. 1 NAY. 5 ABSENT.

ITEM 21. HDRC NO. 2022-247
ADDRESS: 507 NOLAN ST
APPLICANT: Lourdes jacques/6720304994

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to replace existing metal windows with vinyl windows.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to replace 16 existing metal sash windows with vinyl windows.
- b. 507 Nolan St is a one-story, single-family vernacular residence built as early as 1877. The address first appears in city directories in 1877, the earliest directory available. It first appears on Sanborn Fire Insurance maps in 1904; in previous editions, it was outside map coverage. Staff was unable to determine whether the current structure contains any remnants of the c. 1877 adobe structure pictured on Sanborn maps. The property contributes to the Dignowity Hill historic district.
- c. CASE HISTORY – In 2018, staff approved the replacement of existing aluminum windows with new bronze aluminum windows with the stipulation that windows are to feature a matching installation depth and one-over-one profile.
- d. WINDOW REPLACEMENT – The applicant has proposed to replace existing metal-sash one-over-one windows with Ply-Gem 500 Series black vinyl one-over-one windows. Staff finds the proposed replacement windows do not conform to staff's standards for replacement windows.

RECOMMENDATIONS: Staff does not recommend approval based on findings a through d. Staff recommends that the applicant propose a window type that is consistent with staff's standards for replacement windows, as noted in the applicable citations and below. An aluminum window that meets staff's standards would also be appropriate.

Standard Specifications for Replacement Windows Consistent with the Historic Design Guidelines, the following recommendations are made for replacement windows:

- MATERIALS: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASHES: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" 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.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntin.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.

PUBLIC COMMENT: Valerie Cortez- on behalf of Dignowity Hill Neighbors- does not agree with staff recommendations.

MOTION: Commissioner Cervantes moved to approve with staff recommendations and include that staff confirm windows in 503 Nolan that meet standard window recommendations.
Commissioner Fish seconded the motion.

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

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

ITEM 22. HDRC NO. 2022-087
ADDRESS: 100 TAYLOR ST
APPLICANT: Paula Price/Batir Architecture

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

1. Install utility generators and transformers in the back of the building at the northwest corner.
2. Enclose the existing breezeways.
3. Modify the street level storefront on the east façade in one storefront bay by removing the existing entrance and stone facade.
4. Apply black out film to the existing storefront glazing.
5. Install a new fence around the new utility power area.

FINDINGS:

- a. The historic structure located at 100 Taylor is a three-story, commercial structure featuring brick facades, large windows, and dentil accents. The property features a large brick structure first identified on the 1904 Sanborn map. The property was formerly known as the Winerich Building, which housed an auto sales and servicing company. The structure maintains its defining architectural characteristics to include the original façades and open car-accessible breezeways on the ground floor which connected Broadway to the rear lot. This structure and connected rear lot acted as a repair shop as indicated on the 1951 Sanborn and are photographed as early as the 1920's, which shows the that the far right-hand breezeway was originally open, and that the building featured a Studebaker auto brand rooftop sign. Historically, the streets of Hessler Alley and Broadway serviced the north and south sides of the building respectively.
- b. DESIGN REVIEW COMMITTEE – At the March 2, 2022, HDRC hearing, the commission referred the request to the Design Review Committee (DRC). The Design Review Committee reviewed this request on March 22, 2022 and commented on the breezeway and recommended non-permanent and artistic ways to provide usable space that maintains the historic context of the structure as a 1930's automotive dealership and repair shop. The applicant agreed to provide updated construction documents to illustrate alternatives to enclosing the breezeway and affecting the structure's historic construction as an automotive dealer and repair shop. The applicant submitted updated documents on April 4, 2022, that propose to install painted CMU walls to enclose the breezeways. Staff finds this proposed modification to be a permanent alteration to the historic context of this historic landmark that detracts from existing information and evidence of its historic form. Staff also notes that Historic Guideline 2.A.i for Exterior Maintenance and Alterations notes that repainting already-painted masonry is acceptable, and that painting over of the proposed CMU mural installation could be performed at a later time, further reducing historic evidence of the original Studebaker factory.
- c. UTILITY INSTALLATION – The applicant is requesting to install utility generators and transformers in the rear of the structure at the northwest corner of the property, which will be surrounded by new fencing. The Historic Design Guidelines for new construction 6.B.ii recommend that new mechanical equipment should be installed out of direct view from the right-of-way, and should be obstructed using a fence, hedge, or other enclosure. Staff finds that the location of the utilities installation to be consistent with these guidelines.
- d. BREEZEWAY ALTERATIONS – The applicant is requesting to enclose the existing breezeways connecting Broadway to the rear of the structure. As noted in finding a, these breezeways are considerable character defining

features of the structure, as historically significant components to the commercial façade of a former auto sales and repair facility; The far right-hand breezeway is pictured as existing as early as 1920. The Guidelines for Exterior Maintenance and Alterations 10.A.i. states to preserve character-defining features such as entryways and other features that contribute to the character of the building. The Guidelines for Exterior Maintenance and Alterations 6.A.i. also states to preserve existing window and door openings, and to avoid filling in historic door or window openings and to avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Additionally, the Guidelines for Exterior Maintenance and Alterations 10.B.i. state to not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block. The structure at 100 Taylor fronts Broadway and is neighbored by similar commercial buildings and store front facades. Staff does not find the proposed modifications to the existing breezeways to be appropriate; staff recommends that the original openings and breezeways remain unaltered.

- e. STOREFRONT MODIFICATION – The applicant has proposed to modify the existing, non-original storefront system on the east façade by removing a recessed entrance and faux stone façade. The proposed replacement storefront system would match the existing. Generally, staff finds this modification to be appropriate.
- f. WINDOW TINTING – The applicant is requesting to apply black-out tinting to the existing windows. The Historic Design Guidelines for exterior alterations 6.A.iii. recommends to preserve historic windows, and to maintain clear glass. Staff does not find the proposed black-out window tinting to be consistent with the guidelines.
- g. FENCE INSTALLATION – The applicant is proposing to install approximately 54 linear feet of new fencing around the new utility power infrastructure area. The fencing is proposed to match the existing brick wall fencing and be 7' ¾" in height. The OHP Fence Policy guidelines states that rear privacy fences should not exceed 6 feet in height. Staff finds the installation of the proposed fence to be appropriate to obstruct the utility equipment, however, recommends that the fence not exceed 6 feet.
- h. ARCHAEOLOGY – The project area is within a River Improvement Overlay District, San Antonio Downtown and River Walk Historic District National Register of Historic Places District and is a designated Local Historic Landmark. Furthermore, the property is traversed by the Navarro Acequia, a previously recorded archaeological site. Therefore, an archaeological investigation is required if excavations are necessary for the project. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATIONS:

1. Staff recommends approval of item #1, the installation of rear mechanical equipment with the stipulation that all equipment be screened by fencing, not to exceed six (6) feet in height.
2. Staff does not recommend approval of item #2, the enclosure of existing breezeways, as noted in finding c. Staff recommends these breezeways remain open and unaltered. If the HDRC is compelled to approve and enclosure, staff recommends that any permanent infill walls be set back within the opening and be distinguishable from the street wall.
3. Staff recommends approval of item #3, modifications to one storefront bay, its entrance, and stone façade based on finding d.
4. Staff does not recommend approval of item #4, the installation of black out window tint, as noted in finding e.
5. Staff recommends approval of item #5, the installation of rear fencing, based on finding f, with the stipulation that fencing does not exceed six (6) feet in height.

ARCHAEOLOGY – An archaeological investigation is required if excavations are necessary for the project. Please coordinate with the City Archaeologists. 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 approve item 1 with stipulations and item 2 with materials submitted today, and items 4 and 5 with staff stipulations. Commissioner Cervantes seconded the motion.

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

ACTION: The MOTION PASSED with 6 AYES. 0 NAYS. 5 ABSENT.
ITEM 23. HDRC NO. 2022-236
ADDRESS: 115 QUEENS CRESCENT
APPLICANT: Angela Blake/BLAKE ANGELA LUTHI & TIMOTHY LEE

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to:
1. Replace one, existing vinyl window in a non-original opening, and modify the opening.
2. Replace two existing sash windows with wood casement windows.

FINDINGS:

- a. The historic structure at 115 Queens Crescent was constructed circa 1955 and is contributing to the Monte Vista Historic District. The structure currently features a combination of metal casement, vinyl sash and wood sash windows.
- b. WINDOW REPLACEMENT (Single Window) – The applicant has proposed to replace an existing, vinyl window with a wood casement window. The existing window opening has also been modified. Generally, staff finds this to be appropriate as the proposed profile is consistent with other, non-original windows within the structure.
- c. WINDOW REPLACEMENT (Grouped Windows) – The applicant has proposed to replace two existing vinyl windows with wood casement windows. The windows requested for replacement are located on the northeast elevation at the rear corner of the property. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. The applicant has proposed to install new wood casement windows that differ in profile to that which are existing and would be typically present. Staff finds the existing, grouped profile to be original. Generally, staff finds the replacement of the existing, vinyl windows with wood windows to be appropriate; however, windows should feature a one over one profile.

RECOMMENDATIONS:

1. Staff recommends approval of item #1, the replacement of an existing window and modification of an opening as submitted, based on finding b.
2. Staff recommends approval for replacement of two existing metal windows with wood windows with the stipulation that the new windows are one-over-one to match the existing profile. Windows should be consistent with staff's standards for replacement windows.

PUBLIC COMMENT: None.

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

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

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

ITEM 24. HDRC NO. 2022-212
ADDRESS: 304 SADIE ST
APPLICANT: Michelle Hipps-Cruz/Liminal Design Studio

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

1. Perform exterior modifications including the removal of an existing hot water heater closet and modifications to an existing rear addition to facilitate the installation of a screened porch.
2. Modify the front fenestration by removing a non-original door on the front façade and replacing it with a Window
3. Modify the front fenestration by removing and enclosing the opening of an original door from the side of the front porch.
4. Modify the west elevation fenestration by replacing the non-original casement window at the rear of the original structure with a traditional, one-over-one wood window.
5. Modify the west elevation fenestration by replacing the non-original casement window toward the front of the structure with a wood door and over head transom window.
6. Modify the west elevation fenestration by installing one new one-over-one wood window in the bay where the water heater was removed, one new window at the rear to replace the removed casement window, and installing one door and overhead transom window between the new bay window and existing one-over-one window.
7. Modify the west elevation fenestration by replacing one existing gable vent with a square, wood casement window.
8. Modify the east elevation fenestration replacing the existing 28x48” one-over-one wood window with one that is traditional in size and profile.
9. Replace the existing chain link fencing in the front yard with a 4-foot cattle panel fence, and the rear chain link fencing with 6ft wood privacy fence
10. Replace the existing pressboard skirting with wood skirting to match the house siding.
11. Perform various scopes of work to include repair of the existing siding, foundation repair, and repainting the exterior.
12. Modify the curb cut of the existing driveway to accommodate two vehicles.
13. Remove the carport.
14. Receive Historic Tax Certification.

FINDINGS:

- a. The property located at 304 Sadie is a single story, single-family structure constructed in the folk-Victorian style. The property first appears on the 1912 Sanborn map. The structure features an original wrap-around front porch, and has been modified to feature a non-historic, rear addition replacing an original rear porch. The rear addition was constructed post-1951 as indicated in the Sanborn map of this date. The house currently features three front doors at the front porch of the structure as part of a modification of the structure into a duplex,, and a historically-present cant bay window with three faces that has been modified to accommodate a non-historic water heater closet addition.
- b. REMOVAL OF NON-HISTORIC ADDITIONS FOR REAR PORCH CONSTRUCTION: The applicant has proposed to modify the rear addition to accommodate a rear porch. The existing rear addition is located in the same footprint as the original rear porch as shown on the 1912 and 1951 Sanborn Maps. The rear addition was likely constructed after 1951. Staff finds the removal of the non-historic addition to accommodate a rear porch appropriate. The applicant has proposed to remove a water heater shed from the side elevation. Staff finds that this structural component is not historically present, and that its removal is appropriate.
- c. FENESTRATION MODIFICATION: FRONT FAÇADE – The applicant has proposed to remove the front door on the east side of the front (north) façade and replace it with a relocated existing window. Additionally, the applicant has proposed to remove and enclose the door opening on the east façade on the front porch. Guideline 6.A.i for Exterior Maintenance and Alterations stipulates that existing window and door openings should be preserved. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. While the front door on the east side of the front façade is likely not original to the structure and the replacement of the door opening with a salvaged window is appropriate, the front door on the east façade of the front porch is original to the structure and front door configurations like the existing configuration are common on Folk Victorian and Queen Anne homes of this period. Staff finds that the original porch door should be maintained. The non-original porch door may be replaced with a new window opening; however, the window should feature a head and sill height to match the existing front façade windows. The applicant Additionally, staff finds that the original gable vent should be preserved.
- d. FENESTRATION MODIFICATIONS: WEST ELEVATION – The applicant has proposed to remove three (3) non-original small windows from the west elevation and install a fully wood door and transom window in the location of the window to the immediate left. The applicant has also proposed to install a window in the existing opening on the side window bay. Lastly, the applicant has proposed to replace an existing gable vent with a window. The Guidelines for Exterior Maintenance and Alterations note that original openings should be reserved and that new openings on

primary facades or where visible from the right of way should be avoided. Staff finds the installation of a window in the bay to be appropriate; however, staff does not find the installation of a door to the left of the bay and a window in the gable vent's location to be appropriate.

- e. FENESTRATION MODIFICATIONS: EAST ELEVATION – The applicant has proposed to replace a nonoriginal window on north side of the east elevation with a custom-made wood window. Guideline 6.B.vii for Exterior Maintenance and Alterations states that non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds the proposal appropriate.
- f. FENCING – The applicant is requesting to replace the existing chain link fence. The new fencing will feature a hog wire, cattle-panel style, 4-foot fence in the front of the property, and 6ft horizontal wood slat and metal post privacy fencing along the rear and side yards. Guideline 2.B.i for Site Elements notes that new fences should appear similar to those used historically within the district in terms of their scale, transparency, and character; staff does not find the cattle panel-style fencing to be consistent with these guidelines. A fence of wood or wrought iron material would be appropriate. Guidelines 2.B.i and 2.B.ii state that fences should be installed where historically located, and should be limited in height to 4 feet and 6 feet in the front yard and rear yards, respectively. Staff finds the proposed location and dimensions of the new fencing to be appropriate.
- g. SKIRTING REPLACEMENT – The applicant has proposed to replace the existing pressboard skirting with wood siding to match the existing siding of the house. Guideline 1.B.ii for Exterior Maintenance and Alterations states that replacement siding should be installed to match the original pattern, including exposures. Staff finds the proposed skirting modifications to be appropriate.
- h. REPAIR AND MAINTENANCE – The applicant is requesting approval to repair the historic siding, repair the foundation, repaint the exterior of the home, and perform window repair. Staff finds the proposed scopes of work to be appropriate provided that all work is done in-kind with like materials. Wholesale siding replacement should not occur.
- i. CURB CUT MODIFICATION – The applicant is requesting to modify the curb cut of the existing driveway to accommodate two vehicles. Historic Guideline 5.B.ii for Site Elements states to maintain the width and configuration of original curb cuts when replacing historic driveways, and to void introducing new curb cuts where not historically found. Staff finds the new proposed curb cut to be inconsistent with this guideline.
- j. REMOVAL OF CARPORT – The applicant is requesting approval to remove the existing, non-historic carport. Staff finds this to be appropriate as the structure is non-contributing.
- k. HISTORIC TAX INCENTIVE – The scope of work includes a comprehensive interior remodel, electrical, plumbing, and mechanical upgrades, foundation repair, window repair, roof repair, siding repair, soffit and fascia repair, porch column replacement, removal of a non-historic rear addition, fenestration modifications, site work, and landscaping. Certificates of Appropriateness are required for all exterior scopes of work. 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. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete.

RECOMMENDATIONS: 1. Staff recommends approval of item 1, removal of the rear addition and water heater closet, and the installation of a screened rear porch based on finding b.

- 2. Staff recommends approval of item 2, the replacement of the front door on the west side of the front porch with an existing relocated wood window from the enclosed rear facade, based on finding c.
- 3. Staff does not recommend approval of item 3, the removal of the front door on the east facade of the front porch, at this time based on finding c. If, during construction, the applicant is able to provide evidence to staff that the opening is not original, then the item could be considered for administrative approval at a future time.
- 4. Staff recommends approval of item 4, replacement of the rear casement window on the west elevation with a one-over-one wood window, based on finding d. The new window should be match the existing historic windows in profile and material.
- 5. Staff recommends approval of item 5, the installation of a one over one window to replace a non-original window at the rear of the west elevation based on finding d. The new window should be match the existing historic windows in profile and material
- 6. Staff recommends approval of item 6, installation of a window within the existing side bay on the west elevation, based on finding d. the window within the bay should be installed to match the existing two. The head and sill heights of all original windows should remain the same.

7. Staff does not recommend approval of item 7, replacement of the front casement window on the west elevation with a wood door and transom window, based on finding d. Staff supports removal of the casement window, however the addition to this proposed door and transom window to the right hand side of the bay window may be appropriate.
8. Staff recommends approval of item 8, replacement of the gable vent on the west elevation with a wood casement window, based on finding d.
9. Staff recommends approval of the window replacement on the east elevation based on finding e with the following stipulation that the new window feature a profile, head and sill height that matches the original.
10. Staff recommends approval of item 10, replacement of the existing chain link fence, based on finding f with the following stipulations:
 - a. That the applicant install fencing that is fully framed in wood; and
 - b. That the final construction height of the approved gate and fencing may not exceed the maximum height of 4 feet as approved by the HDRC at any portion of the fence. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.
11. Staff recommends approval of item 11, replacing the existing skirting with wood skirting, based on finding g with the stipulation that the new wood skirting matches the profile of the existing siding.
12. Staff recommends approval of item 12, repair, and maintenance, based on finding h.
13. Staff does not recommend approval of item 13, modification of the existing curb cut, based on finding i. Staff recommends that the curb cut not be altered.
14. Staff recommends approval of item 14, carport removal, based on finding j.
15. Staff recommends approval of item 15, Historic Tax Certification, based on finding k.

PUBLIC COMMENT: None.

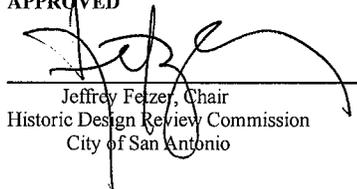
MOTION: Commissioner Fish move to approve 1-15 with staff stipulations.
Commissioner Carpenter seconded the motion.

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

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

ADJOURNMENT: The meeting adjourned at 6:26 p.m.

APPROVED



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

Date: _____

5/18/22