



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
May 18, 2022

The City of San Antonio Historic and Design Review Commission met on Wednesday, May 18, 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, Velasquez, Mazuca, Carpenter, Grube, Cervantes, and Fetzer.

Absent: Morales, and Laffoon.

CHAIRMAN'S STATEMENT:

Chairman Fetzer provided a statement regarding meeting and appeal processes, time limits and decorum.

ANNOUNCEMENTS:

- Nomination for temporary acting Vice Chair as acting Vice Chair cannot act as Vice Chair while attending the hearing virtually, and Chairman has a recusal agenda item #5.
- Item#10 was pulled by Commission to individual consideration.

PUBLIC COMMENT: None.

NOMINATION FOR TEMPORARY ACTING VICE CHAIR

MOTION: Commissioner Savino nominated Commissioner Fish as temporary acting vice chair for hearing while acting Vice Chair Carpenter cannot perform duties in virtual setting as chairman Fetzer has recusal on consent agenda item #5.
Commissioner Gibbs seconded the motion.

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

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

APPROVAL OF MEETING MINUTES:

MOTION: Commissioner Carpenter moved to approve meeting minutes for May 4th, 2022.
Commissioner Cervantes seconded the motion.

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

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

CONSENT AGENDA:

- Item 1, Case No. 2022-275 508 MASON ST
- Item 2, Case No. 2022-258 4002 ROOSEVELT AVE
- Item 3, Case No. 2022-257 3100 ROOSEVELT AVE
- Item 4, Case No. 2022-256 1220 E COMMERCE ST
- Item 5, Case No. 2022-259 200 E GRAYSON ST
- Item 6, Case No. 2022-276 510 E LOCUST
- Item 7, Case No. 2022-264 216 CAMARGO
- Item 8, Case No. 2022-262 143 LOVERA BLVD
- Item 9, Case No. 2022-269 115 E AGARITA AVE
- Item 11, Case No. 2022-266 321 W SUMMIT AVE
- Item 12, Case No. 2022-268 327 FLORIDA ST
- Item 13, Case No. 2022-279 531 E CARSON
- Item 14, Case No. 2022-267 1502 BUENA VISTA ST
- Item 15, Case No. 2022-260 259 BRAHAN BLVD/255, 259 BRAHAN; 211, 215 HAYWOOD

MOTION: Commissioner Grube moved to approve items 1-9, and 11-15 with staff stipulations. Commissioner Gibbs seconded the motion.

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

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

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 10. HDRC NO. 2022-117
ADDRESS: 527 HAYS ST
APPLICANT: MEGAN SUERMANN/SUERMANN PATRICK & SUERMANN MEGAN

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

1. Cover the existing, tan brick with a white lime wash.
2. Replace the existing, aluminum windows with new vinyl windows.
3. Add black louvered shutters to the front windows.

FINDINGS:

- a. The structure at 527 Hays was constructed circa 1970 and is located within the Dignowity Hill Historic District. The one-story single-family structure features brick masonry construction, a low slope turned gable with a front facing gable covered porch, aluminum sash windows, and an infilled wall with a window where the garage door was originally.
- b. BRICK PAINTING – The applicant has proposed to apply a white lime wash to cover the existing, tan brick. Per the Guidelines for Exterior Maintenance and Alterations 2.A.i., historically unpainted brick surfaces should remain unpainted. The proposed painting/application of limewash is inconsistent with the Guidelines.
- c. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, aluminum windows with new vinyl windows. The windows that have been proposed by the applicant are white, vinyl windows that feature a nailing fin. Staff finds the proposed replacement windows to be inconsistent with the Guidelines

and staff's standards for replacement windows. The replacement of the existing, aluminum windows may be appropriate provided the replacement product meets staff's standards, noted in the applicable citations.

- d. SHUTTER INSTALLATION – The applicant has proposed to install black shutters at the front windows. The Guidelines for Exterior Maintenance and Alterations 6.B.x. notes that shutters should not be installed where they did not historically exist. Staff finds the proposed installation of shutters to be inconsistent with the Guidelines.
- e. PREVIOUS REVIEW & DRC – This request was reviewed on Wednesday, April 20, 2022. The applicant has agreed to:
 - a. Refrain from limewashing the foundation.
 - b. Add shutters to only the front two windows where the front door is.
 - c. Replace windows with an aluminum window with mill finish with anodized or clear finish with two of over two millions.

RECOMMENDATIONS:

1. Staff does not recommend approval of item #1, the painting/limewashing of brick, based on finding b. Staff recommends the brick remain unpainted.
2. Staff does not recommend approval of item #2, the replacement of the existing, aluminum windows with white vinyl windows, as noted in finding c. Staff recommends that the applicant install windows that are consistent with staff's standards for replacement windows, as noted in the applicable citations.
3. Staff does not recommend approval of item #3, the installation of window shutters based on finding d.

PUBLIC COMMENT: None.

MOTION: Commissioner Savino moved to deny item #1, deny #2 modify stipulation to replace windows with aluminum wood windows with no finish and anodized 2 x2 mullions to match existing, and approve item 3 to add louvered shutters that stylistic appropriate to the front two windows. Commissioner Cervantes seconded the motion.

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

ACTION: MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.

ITEM 16. HDRC NO. 2022-249

ADDRESS: 111 W CROCKETT ST

APPLICANT: Brent Adcock/Sign Technologies, Inc. dba Republic Sign

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to install signage at 111 W Crockett. Within this request the applicant has proposed to:

1. Install one, internally illuminated channel letter sign to read "Fat Tuesday", to be located on the south façade of the building. The proposed signage will feature an overall width of 15' – 11 7/8" and an overall height of 2' – 5 1/8" for a total size of approximately 38.81 square feet. This sign is identified as sign S1 in the application documents.
2. Install one, internally illuminated channel letter sign to read "Fat Tuesday", to be located on the north, river facing façade of the building. The proposed signage will feature an overall width of 15' – 11 7/8" and an overall height of 2' – 5 1/8" for a total size of approximately 38.81 square feet. This sign is identified as sign S2 in the application documents.
3. Install one, internally illuminated channel letter sign to read "Fat Tuesday", to be located above the southeast corner entrance. The proposed signage will feature an overall width of 2' – 10 1/2" and an overall height of 3' – 5" for a total size of approximately 9.82 square feet.

4. Install one, internally illuminated blade sign to read “Fat Tuesday”, to be located on the north, river facing façade of the building. The proposed signage will feature an overall width of 3’ – 9” and an overall height of 2’ – 6 ¾” for a total size of 19.22 square feet, including both sides.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to install signage at 111 W Crockett. The applicant has proposed a total of four signs.
- b. ALLOWABLE SIGNAGE – The Historic Design Guidelines and Unified Development Code 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. Per the UDC Section 35-681, the maximum allowable size for any sign on the riverside of property abutting the publicly owned Riverwalk and visible from the Riverwalk shall be eight (8) square feet.
- c. WALL SIGN (South Façade) – The applicant has proposed to install one, internally illuminated channel letter sign to read “Fat Tuesday”, to be located on the south façade of the building. The proposed signage will feature an overall width of 15’ – 11 7/8” and an overall height of 2’ – 5 1/8” for a total size of approximately 38.81 square feet. This sign is identified as sign S1 in the application documents. Generally, staff finds the proposed signage to be appropriate in size; however, staff finds that the proposed signage should feature metal faces and indirect or halo lighting as to not produce internally glowing signage cabinets.
- d. WALL SIGN (North/River Façade) – The applicant has proposed to install one, internally illuminated channel letter sign to read “Fat Tuesday”, to be located on the north, river facing façade of the building. The proposed signage will feature an overall width of 15’ – 11 7/8” and an overall height of 2’ – 5 1/8” for a total size of approximately 38.81 square feet. This sign is identified as sign S2 in the application documents. Per the UDC Section 35-681(c)(2), the maximum allowable size for any sign on the riverside of property abutting the publicly owned Riverwalk and visible from the Riverwalk shall be eight (8) square feet. Additionally, signage on the river side of properties abutting the river are to feature indirect lighting, per the UDC Section 35-681. Staff finds the proposed signage to be inconsistent with the UDC.
- e. WALL SIGN (Southeast Entrance) – The applicant has proposed to install one, internally illuminated channel letter sign to read “Fat Tuesday”, to be located above the southeast corner entrance. The proposed signage will feature an overall width of 2’ – 10 ½” and an overall height of 3’ – 5” for a total size of approximately 9.82 square feet. Generally, staff finds the proposed signage to be appropriate in size; however, staff finds that the proposed signage should feature metal faces and indirect or halo lighting as to not produce internally glowing signage cabinets.
- f. BLADE SIGN (River Façade) – The applicant has proposed to install one, internally illuminated blade sign to read “Fat Tuesday”, to be located on the north, river facing façade of the building. The proposed signage will feature an overall width of 3’ – 9” and an overall height of 2’ – 6 ¾” for a total size of 19.22 square feet, including both sides. This sign is inconsistent with the UDC Section 35-681 regarding both size and lighting. Signage on the river side of properties abutting the river are to feature indirect lighting.

RECOMMENDATIONS:

1. Staff recommends approval of item #1, a wall sign on the south façade based on finding c with the stipulation that the proposed signage feature metal faces and indirect or halo illumination.
2. Staff does not recommend approval of item #2, the installation of a wall sign on the north/river façade based on finding d. Staff recommends the applicant install signage that does not exceed eight (8) square feet total (including both sides), and signage that features indirect lighting on the river facing façade.
3. Staff recommends approval of item #3, the installation of a wall sign at the southeast entrance based on finding e with the stipulation that the proposed signage feature metal faces and indirect or halo illumination.
4. Staff does not recommend approval of item #4, the installation of a blade sign on the river façade. Staff recommends the applicant install signage that does not exceed eight (8) square feet total (including both sides), and signage that features indirect lighting on the river facing façade.

Staff recommends that total signage on the river façade not exceed eight (8) square feet, per the UDC Section 35-681. A reface of the existing blade sign would be eligible for administrative approval.

PUBLIC COMMENT: None.

MOTION: Commissioner Fish moved to approve items 1 and 3 with staff stipulations; approve items 2 and 4 with additional stipulation that new signage does not exceed the current footage facing the river. Commissioner Cervantes seconded the motion.

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

ACTION: **MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.**

ITEM 17. 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. The applicant has also noted the possibility of the installation of a standing seam metal roof.
2. Modify existing window openings on the west façade by installing two, grouped full sized window openings as well as infill an existing, recessed are behind the porch on the east façade.
3. Construct a rear addition to feature 800 square feet. Modifications, including demolition of the rear accessory structure are not included in this request.

Demolition of the rear accessory structure and the construction of a new rear accessory structure are not included in the request at this time.

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. PREVIOUS REVIEW – The request was reviewed by the Historic and Design Review Commission at the May 4, 2022, HDRC hearing. At that hearing, the applicant noted that the original foundation and finish floor height of the historic structure would not be modified, as it appears on the exterior. The request was referred to a Design Review Committee site visit to view the structure and existing wood windows.
- c. DESIGN REVIEW COMMITTEE – A Design Review Committee site visit was held on May 11, 2022. At that meeting, committee members noted that the existing wood windows should be repaired, that new windows in the addition should be consistent with staff's standards for windows in new construction and additions, and that both clipped gabled on the east façade should be maintained when the existing recess behind the front porch is infilled.
- d. 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.
- e. ROOFING – The applicant has noted that the possibility of the installation of a standing seam metal roof. The Guidelines for Exterior Maintenance and Alterations 3.B.vi. notes that metal roof should be used on structures that historically had a metal roof or where metal roofing materials are appropriate for the style or construction period. Craftsman structures throughout the Dignowity Hill Historic District commonly feature standing seam metal roofs. Staff finds the installation of a standing seam metal roof to be appropriate; however, staff finds that the proposed roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Panels should be smooth and not feature corrugation or striations.

- f. FENESTRATION MODIFICATIONS/EXTERIOR MODIFICATIONS – The applicant has proposed to modify an existing window opening by installing two, grouped windows, on the west façade as well as infill an existing, recessed area behind the porch on the east façade which is to include roof form modifications. Generally, staff finds the proposed modifications alter the original design and façade and roof profiles of the house and are not consistent with the Guidelines for Exterior Maintenance and Alterations.
- g. REAR ADDITION – The applicant has proposed to construct a rear addition to feature 800 square feet.
- h. REAR ADDITION – The Guidelines for Additions 1.A. note 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. The Guidelines for Additions 1.B note 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 is approximately 1,240 square feet. Generally, staff finds the proposed addition to be consistent with the Guidelines.
- i. 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.
- j. 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.
- k. 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.
- l. 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, including painting and roof replacement. Should the applicant elect to install a standing seam metal roof, the following stipulations should be followed:
 - i. That the roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Panels should be smooth and not feature corrugation or striations.
- 2. Staff does not recommend approval of item #2, modifications to the existing fenestration pattern, including the infilling of a side recessed bay on the east façade, as noted in finding f. Staff recommends that the original fenestration profile of the primary structure should be preserved. Additionally, staff finds that infilling of the recessed porch on the east façade would remove a character defining feature of the original Craftsman structure. The existing clipped gable roofs on the east façade should also be preserved.
- 3. Staff recommends approval of item #3, 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 Grube moved to approve item 1 with staff stipulations, approve item 2’s proposed rear addition and modifications including infill as submitted today that includes all windows to be repaired and maintained, approve item 3 rear addition with staff stipulations including staff standards for windows and the additional to not add height to current roofline.
Commissioner Savino seconded the motion.

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

ABSENT: Morales, and Laffoon.

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

ITEM 18. HDRC NO. 2022-231

ADDRESS: 1111 & 1115 N Palmetto

APPLICANT: James Benfield/Benfield Real Estate

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

1. Amend a previously approved design regarding window materials for the new construction at 1111 and 1115 N Palmetto.
2. Amend the previously approved design by modifying the previously approved fenestration pattern for both structures on the north, south and east facades as well as modify the rear design of both structures.
3. Install composite siding featuring a (7) inch exposure and faux wood grain finish in lieu of the previously approved composite siding stipulated to feature an exposure of (4) inches and a smooth finish.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design regarding window materials, siding profile and appearance, fenestration profiles, and rear façade design for the new construction at 1111 and 1115 N Palmetto.
- b. PREVIOUS APPROVAL – The Historic and Design Review Commission approved the new construct at 1111 & 1115 N Palmetto on November 18, 2020, with the stipulation that windows that were consistent with staff’s standards for windows in new construction. Additionally, at that that time the applicant proposed for siding feature a smooth finish and a four inch exposure.
- c. WINDOWS – At this time, the applicant has proposed to install aluminum windows. The applicant has noted that supply chain issues have prevented the installation of windows that are consistent with staff’s standards for windows in new construction. Staff’s standards for windows in new construction recommend wood or aluminum clad wood windows for new construction; however, the installation of aluminum windows are not prohibited. Staff finds that an aluminum window may be appropriate; however, the proposed window should meet staff’s standards for windows in new construction; noted in the applicable citations. Windows should feature equally sized sashes, traditional dimensions and proportions, meeting rails that are no taller than 1.25”, stiles that are no wider than 2.25”, clear glass, and a dark color. Windows should feature a block frame and there should be a minimum of at least two (2) inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- d. FENESTRATION & DESIGN – The applicant has proposed to amend the previously approved design by modifying the previously approved fenestration pattern for both structures on the north, south and east facades as well as modify the rear design of both structures. These modifications include modified window locations, modified window sizes, and the removal of the previously approved rear balcony elements. Staff finds that the original design should be adhered to, as shown in the original construction documents, as it relates to all fenestrations.
- e. SIDING – The applicant has proposed to install siding featuring a seven (7) inch exposure and faux wood grain finish in lieu of the previously approved composite siding stipulated to feature an exposure of four (4) inches and a smooth finish. Staff does not find the proposed amendment to be appropriate. Staff finds that the previously approved specifications should be followed; that siding should feature a four (4) inch exposure and a smooth finish.

RECOMMENDATIONS:

Staff recommends approval of the installation of aluminum windows; however, the proposed window must meet staff’s standards for windows in new construction, as noted in the applicable citations and below.

1. *Standard Specifications for Windows in Additions and New*

Construction Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
 - SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
 - SASH:** 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
 - TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
 - GLAZING:** 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 true, exterior muntins.
 - COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
2. Staff does not recommend approval of item #2, modifications to existing fenestration and design based on finding d. Staff recommends that the original design should be adhered to, as shown in the original construction documents, as it relates to all fenestrations.
 3. Staff does not recommend approval of item #2, the installation of composite siding featuring a (7) inch exposure and a faux wood grain finish, based on finding e. Staff recommends that the previously approved specifications should be followed; that siding should feature a (4) inch exposure and a smooth finish.

PUBLIC COMMENT: None.

MOTION: Commissioner Savino moved to approve with staff recommendation 1-3 and modify item 4 to approve applicant's request rear elevations changes, including removal of deck and rooftop terrace assembly.
Commissioner Cervantes seconded the motion.

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

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

ITEM 19. HDRC NO. 2022-272
ADDRESS: 519 N MEDINA
APPLICANT: Robert Flores/American GI Forum Nat'l Veterans Outreach

REQUEST: The applicant requests a Certificate of Appropriateness for approval to replace 30 operable metal-sash windows with fixed fiberglass-sash windows.

FINDINGS:

- a. The applicant requests a Certificate of Appropriateness for approval to replace 30 operable metal-sash windows with fixed fiberglass-sash windows.
- b. 519 N Medina is a one-story Art Moderne commercial building designed by Atlee and Robert Ayres and constructed in 1947 for the Carpenter Paper Company. The building first appears on a Sanborn Fire

Insurance map in 1950. The symmetrical building features stucco cladding, a central bay flanked by ribbons of operable metal-sash windows, and glass blocks in the entry way. The property is an individual landmark.

- c. **WINDOW REPLACEMENT** – The applicant has proposed to replace existing operable metal-sash five-lite windows with five-lite Pella Fiberglass fixed frame direct-set 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 c. 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.

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 muntins.
- **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: None.

MOTION: Commissioner Cervantes moved to approve as presented and additional stipulation for salvage of original windows to remain on-site.
Commissioner Velasquez seconded the motion.

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

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

ITEM 20. HDRC NO. 2022-271
ADDRESS: 1933 W MULBERRY AVE
APPLICANT: Jennifer Stimmel/Statewide Remodeling

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to replace ten (10) original wood windows with vinyl windows.

FINDINGS:

- a. The primary structure located at 1933 W Mulberry was constructed circa 1940 in the Minimal Traditional style. The structure features a rectangular plan, a cross gable composition shingle roof with double front gables, gable end detailing, an asymmetrical front porch on wood supports, wood cladding, and original wood one-over-one windows. The property is contributing to the Monticello Park Historic District.
- b. COMPLIANCE – The applicant submitted an application for the replacement of three (3) wood windows with vinyl windows after replacing seven (7) original wood windows out of ten (10) original wood windows with vinyl replacement windows without a permit. The request for the replacement of all ten (10) original wood windows has come to the HDRC for review. The property is currently in violation.
- c. WINDOW REPLACEMENT: EXISTING CONDITION – Staff conducted a site visit on May 5, 2022 and observed the following conditions on the remaining original wood windows: damaged and peeling or chipping paint, broken or missing cords, and loose or broken glass. Some of the existing windows may require reglazing or the reworking of the sashes. The windows do not show signs of significant wood rot, wood damage, or severe deterioration. Staff finds that all remaining wood windows are in repairable condition, with most requiring minimal repair and intervention like re-glazing and painting, along with refitting into the trim and frames.
- d. WINDOW REPLACEMENT: ENERGY EFFICIENCY AND MAINTENANCE – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. The historic house already features an inherent barrier in window screens. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure as a whole throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.
- e. WINDOW REPLACEMENT: WASTE AND LIFESPAN – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. Total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilize local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.
- f. WINDOW REPLACEMENT – The applicant has proposed to replace (10) existing wood windows with vinyl replacement windows. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. As noted in finding b, staff finds that the windows are in repairable condition, with a majority of them being covered and protected over the past few decades by exterior screens, and that the replacement product is not appropriate or consistent with the Guidelines.

RECOMMENDATIONS:

Staff does not recommend approval based on findings a through f.

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

- i. That applicant installs fully wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

PUBLIC COMMENT: Robin Foster- supports staff recommendations.

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

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

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

ITEM 21. HDRC NO. 2022-159
ADDRESS: 222 WICKES
APPLICANT: Jason Moran/Jason Moran Collaborative Ventures

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

1. Demolish a non-original 2-story rear addition.
2. Construct a new 2-story rear addition.

FINDINGS:

- a. The primary structure located at 222 Wickes is a 1-story residential structure constructed circa 1905 in the Queen Anne style. The home features a standing seam metal roof, woodlap siding, and decorative bracketing. Its original design has been modified over time, including the installation of a front-facing roof dormer, Craftsman-style columns, and a non-original 2-story rear addition constructed after 1912 as indicated by the respective Sanborn map. The structure is a local landmark with the common name Rutledge/Ingram House and is contributing to the King William Historic District
- b. DESIGN REVIEW COMMITTEE – At the April 20, 2022 HDRC hearing, the commission referred the request to a Design Review Committee (DRC) virtual discussion. The Design Review Committee reviewed this request on May 10, 2022 and commented the proposed second story addition, fenestration, balcony, and roof form. Committee members agreed that the updated roof form and foot print was more appropriate, and made comments in preference of traditional windows in place of the small casement windows on the addition, and balcony and glass doors. The applicant has updated documents on May 4 in response to the previous HDRC hearing on April 20. Staff finds the modifications to the roof form to be more appropriate, however the addition still sits atop the roof form of the original structure, and the addition maintains a large scale and massing in comparison to the original structure. The applicant submitted updated construction documents on May 13 for the May 18 HDRC hearing.

- c. PARTIAL DEMOLITION – As noted in finding a, the structure has a non-original 2-story rear addition. Staff finds its dismantling and removal eligible for approval with the stipulations listed in the recommendation.
- d. 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.
- e. FOOTPRINT – The applicant as proposed to construct a new 2-story addition to the primary structure in the general location of the existing rear addition to be removed. Per the submitted calculations and drawings, the new addition will add approximately 200 square feet in footprint. The existing primary structure’s square footage is approximately 1,116 square feet, including the footprint of the existing 1-story addition, and the new footprint will measure approximately 1,320 square feet. The Historic Design Guidelines for Additions stipulate those new additions should not double the footprint of the primary structure in plan. Staff finds that the proposal generally meets this guideline.
- f. ORIENTATION AND SETBACK – The applicant has proposed to construct an addition to the rear of the structure. Per the Guidelines, additions should be located at the rear of the structure whenever possible and should be inset behind the front façade to minimize the impact on the public streetscape. The addition is located on the rear façade and is inset from the southeast façade in footprint. Staff finds the orientation and setback of the footprint generally consistent. However, as noted in additional findings below, staff finds that the scale and roof forms of the addition should be modified to incorporate a clear transition between historic massing and new massing to further minimize the impact of the addition on the primary historic structure and the streetscape. The applicant is responsible for complying with setback requirements as required by the Development Services Department – Zoning Division and obtaining a variance from the Board of Adjustment if applicable.
- g. SCALE – The applicant has provided updated documents on May 3, 2022, that indicate a new roof form and scale for the proposed addition. The addition will be two stories and appears to be a height of 24.5 feet at the tallest ridge. The addition includes two side gables that are oriented to either side of the structure, which is consistent with the roof form of the original and is an improvement to the previously submitted construction document which featured a 26 - 28-foot height ridge and a front-facing gable. The current rear addition to be removed is separate from the primary structure’s mass and does not sit atop the primary structure’s roofline, however the proposed north-south ridge of the rear addition affects the east-west ridge of the original roof line. The Historic Design Guidelines state that new additions should be subordinate to the primary structure in height and should utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions. Staff finds that the height and scale of the addition overwhelms the primary structure due to its encroachment on the historic structure with a lack of clear transition. Staff does not find the scale consistent with the Guidelines as currently proposed.
- h. FENESTRATION – According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. Fenestration patterns should echo patterns and placement found on the historic structure and on historic structures in the district. The applicant has submitted updated documents on May 3, 2022 to include proposed fenestrations. Based on the submitted elevations, the applicant is proposing window sizes, locations, proportions, configurations, and detailing that are consistent with the Guidelines. The applicant is required to comply with the stipulations listed in the recommendation regarding windows.
- i. MATERIALITY – The applicant has proposed to use woodlap siding, standing seam metal roofing to match the primary structure, and wood windows and doors. Staff generally finds the materials consistent with the Guidelines with the stipulations listed in the recommendation.
- j. ROOF FORM – As noted in finding f, the proposed 2-story rear addition will utilize a primary side-facing, double gable roof form that catop the existing structure. The roofline of the west elevation features a new west facing gable that intersects the original north-south roof line. According to the Guidelines, roof forms on additions should respond to the roof form of the primary structure and predominant roof forms used historically in the district. Staff finds that the height, scale, and roof form of the addition overwhelms the primary structure due to its encroachment on the historic structure with a lack of clear transition, however the new proposed roof form is consistent with the guidelines and is an improvement from the previously-

submitted site plans that featured a sloped roof at the west elevation. Staff does not find the scale consistent with the Guidelines as currently proposed.

- k. **TRANSITION** – As noted in findings f and i, the Guidelines encourage a clear transition between primary structures and additions, especially if the scale, massing, or height of the addition is larger than the existing structure. Staff finds the applicant should propose a connector element, a stepped roofline that transitions from 1 to 2 stories, or another method of transition that minimizes the addition’s visual and structural impact on the primary structure.
- L. **ARCHITECTURAL DETAILS** - According to the Guidelines for Additions, new additions should feature architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Staff finds the architectural details generally consistent, but as noted in prior findings, finds that the transition and scale should be modified to be more consistent, which will impact architectural details.
- m. **EXTERIOR MODIFICATONS** – Per the submitted drawings, various scopes of work on the existing primary structure are proposed, including the removal of the non-original front dormer, replacement of the metal railing with a wood railing, and repair or replacement of existing windows and doors and/or original openings “as required.” Staff finds the removal of the front dormer consistent; A window schedule is required to determine feasibility of window and door replacement and should include photos of each window and/or door along with a specific request to repair or replace individual units for final approval.

RECOMMENDATIONS: Staff does not recommend conceptual approval based on findings a through l. Staff recommends that the applicant incorporate the following stipulations prior to returning to the Historic and Design Review Commission (HDRC):

- i. That the rear addition be deconstructed versus mechanically demolished. The applicant is required to submit a comprehensive salvage and reuse plan to staff prior to final approval and a partial demolition permit being issued.
- ii. That the addition be set back further from the primary structure and incorporate a clear transition from the primary structure, such as a connector element, a stepped roofline that transitions from 1 to 2 stories, or another method of transition that minimizes the addition’s visual and structural impact as noted in findings f, i, and j. A roof plan should be submitted that clearly indicates how the new addition will affect the historic structure’s existing roofline.
- iii. That the proposed addition’s roofline be modified to reduce the visual impact on the primary structure as noted in findings f, i, and j.
- iv. That the applicant submits window specifications to staff for review and approval. Windows should be fully wood or aluminum clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.

PUBLIC COMMENT: Lisa Lynn- King William Association- recommends conceptual approval.

MOTION: Commissioner Grube moved for final approval as presents with staff stipulations 1 and 4 to apply to both original structure and addition for any exterior modifications be done as the drawings submitted on 5.10.22.
Commissioner Velasquez seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Velasquez, Mazuca, Carpenter, Grube, Cervantes, and Fetzer.

NAY: None.
ABSENT: Morales, and Laffoon.

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

ITEM 22. HDRC NO. 2022-274
ADDRESS: 134 SCHREINER PLACE
APPLICANT: Jo Beth Eubanks

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to replace the asphalt shingle roof with a standing seam metal roof to feature a slate gray color and a ridge cap.

FINDINGS:

- a. The primary structure located at 134 Schreiner Place was constructed circa 1940 in the minimalist traditional style. The property first appears on the Sanborn Map in 1950.
- b. ROOF REPLACEMENT – The applicant is requesting a Certificate of Appropriateness for approval to install a slate gray standing seam metal roof featuring a ridge cap. Currently, the structure has an asphalt shingle roof. Per the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should be installed where historically found or architecturally appropriate. Additionally, the Guidelines note that new metal roofs should adhere the specifications outlined in the Guidelines; panels should be smooth and feature 18 to 21 inches in width, seams should be 1 to 2 inches tall, ridge seams should feature a crimped ridge seam, and panels should feature a standard galvalume finish. Generally, staff finds the slate gray color panels to be appropriate provided they are similar in color and finish to galvalume; however, staff finds that a crimped ridge seam should be used.

RECOMMENDATIONS: Staff recommends approval based on finding d with the following stipulation:

- i. Panels should be smooth and feature 18 to 21 inches in width, seams should be 1 to 2 inches tall, ridge seams should feature a crimped ridge seam.

PUBLIC COMMENT: None.

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

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

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

ITEM 23. HDRC NO. 2022-261
ADDRESS: 724 NOLAN ST
APPLICANT: Alexander Perez/PEREZ ALEXANDER R

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to replace an existing red standing seam metal roofing with a matte black standing seam metal roof.

FINDINGS:

- a. The primary structure located at 724 Nolan was constructed circa 1895. The property first appears on the Sanborn Map in 1912. The structure features two stories in height, double height porch columns, brick chimneys and a brick exterior.

- b. **ROOF REPLACEMENT** – The applicant is requesting a Certificate of Appropriateness for approval to install a matte black standing seam metal roof. Currently, the structure has a red standing seam metal roof installed. Per the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should be installed where historically found or architecturally appropriate. Additionally, the Guidelines note that new metal roofs should adhere the specifications outlined in the Guidelines; panels should be smooth and feature 18 to 21 inches in width, seams should be 1 to 2 inches tall, ridge seams should featured a crimped ridge seam, and panels should feature a standard galvalume finish. Staff finds the installation of a black roof to be inconsistent with the Guidelines.

RECOMMENDATIONS: Staff recommends approval of roof replacement with the stipulation that the applicant install a roof that features a color consistent with the Guidelines and historic precedent; red, white or standard galvalume. Additionally, staff recommends the applicant adhere to the additional standing seam metal roof standards:

- i. Panels should be smooth and feature 18 to 21 inches in width, seams should be 1 to 2 inches tall, ridge seams should feature a crimped ridge seam.

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

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

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

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

ITEM 24. HDRC NO. 2022-200
ADDRESS: 323 REFUGIO ST
APPLICANT: Marcello Martinez/1718 Architecture

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

1. Construct a new addition to the north side of the house.
2. Repair and patch the existing structure to match the existing condition including altering existing window openings and installing replacement windows on the front façade.
3. Construct a porch to the front of the existing building.

FINDINGS:

- a. The primary structure at 323 Refugio is a 1-story, single-family residence constructed circa 1895 in the Vernacular style. The structure currently features a side gable composition shingle roof which slopes to a shed roof in the rear, wood cladding, two entry doors with transoms, a concrete front porch slab with entry steps, and replacement divided lite windows. Per the 1896 Sanborn Map, the structure originally featured a full-width front porch with a tin roof. The property is contributing to the Lavaca Historic District.
- b. **COMPLIANCE** – During the review of the application, staff determined that the previously existing divided lite and two-over-two wood windows were replaced with the existing vinyl faux divided lite windows at least one year ago by the previous property owner without approval. The property is not currently in compliance. Staff recommends that the current property owner replaces the noncompliant replacement windows with appropriate wood windows. Once the property is in compliance, rehabilitation work will be eligible for the Substantial Rehabilitation Tax Incentive.
- c. **DESIGN REVIEW COMMITTEE** – The applicant and property owner attended a Design Review Committee meeting on April 12, 2022. The Committee discussed the proposed front porch reconstruction and design options and the proposed rear addition and design solutions that are more in keeping with the Historic Design Guidelines.

- d. FRONT PORCH CONSTRUCTION – The applicant has proposed construct a shed roof front porch that spans the center of the front facade and uses the existing concrete front porch slab. The applicant has proposed to construct the front porch with a composition shingle shed roof that is an extension of the existing roof form and 6”x6” wood columns. The 1896 Sanborn Map shows that the structure originally featured a full-width front porch. Google Street View photos from 2011 show a modified front porch in the same configuration as the proposed front porch but with a traditional shed roof located below the front façade roofline on metal post supports. Guideline 7.B.v for Exterior Maintenance and Alterations states that porches, balconies, and porte-cocheres should be reconstructed based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. Staff finds that the new front porch should feature a shed roof that is distinct from the roof on the primary structure. Additionally, the installation of a full-width front porch to match the original front porch would be appropriate.
- e. ADDITION: LOT COVERAGE – The applicant has proposed to construct a 1-story rear addition. The total square footage of the primary structure is 780 square feet. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. The applicant has proposed a total square footage of 1,504 square feet for the primary structure and addition with a total lot coverage of 42 percent. Staff finds the proposal consistent with the Guidelines.
- f. ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct an approximately 724- square-foot, 1-story rear addition. The original primary structure is 780 square feet. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. While the proposed addition will not double the existing building footprint, the proposed addition is not subordinate to the principal façade and extends beyond the footprint of the primary structure and will be highly visible from the public right-of-way. Staff finds the proposal inconsistent with the Guidelines.
- g. ADDITION: ROOF – The applicant has proposed to install a flat roof form with a parapet on the addition. The addition will modify the roof form of the primary structure and will result in the removal of the character defining rear slope into a shed roof. The roof form of the addition will be highly visible from the public right-16 of-way. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds that the flat roof form might be appropriate for the structure if it was not visible from the public right-of-way and if the addition did not modify the existing roof form. Staff finds that the applicant should propose a roof form that is similar to the historic structure or appropriate for the style and that the applicant should avoid modifying the original roof form.
- h. ADDITION: ROOF MATERIAL – The applicant has proposed to install a composition shingle roof on the rear addition to match the existing roof material on the primary structure. Guideline 3.A.iii for Additions stipulates that original roof should be matched in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile. Staff finds the proposal consistent with the Guidelines.
- i. ADDITION: REAR WINDOW AND DOOR REMOVAL – The proposed addition will require the removal of three (3) existing faux divided lite replacement windows and one (1) door. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when visible from the public right-of-way. This element is not visible from the public right-of-way. Staff finds the proposal acceptable given the location of the rear addition and the removal of incompatible replacement windows and encourages the applicant to salvage any reusable material.
- j. ADDITION: NEW WINDOWS AND DOORS: SIZE AND PROPORTION – The applicant has proposed to install windows with traditional proportions on the north, east, and west elevations and a small window on the south (front) elevation of the addition. The applicant has proposed to install one (1) full-lite wood

door on the east elevation and one (1) set of full-lite wood French doors on the north (rear) and west elevations. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds that the applicant should modify the proposal to feature windows of traditional proportions on the south (front) elevation.

- i. ADDITION: REAR WINDOW AND DOOR REMOVAL – The proposed addition will require the removal of three (3) existing faux divided lite replacement windows and one (1) door. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when visible from the public right-of-way. This element is not visible from the public right-of-way. Staff finds the proposal acceptable given the location of the rear addition and the removal of incompatible replacement windows and encourages the applicant to salvage any reusable material.
- j. ADDITION: NEW WINDOWS AND DOORS: SIZE AND PROPORTION – The applicant has proposed to install windows with traditional proportions on the north, east, and west elevations and a small window on the south (front) elevation of the addition. The applicant has proposed to install one (1) full-lite wood door on the east elevation and one (1) set of full-lite wood French doors on the north (rear) and west elevations. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds that the applicant should modify the proposal to feature windows of traditional proportions on the south (front) elevation.
- k. ADDITION: RELATIONSHIP OF SOLIDS TO VOIDS – According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. The applicant has proposed to install one (1) set of three ganged windows, one (1) set of two ganged windows, and one (1) window ganged with a set of French doors on the north (rear) elevation and one (1) window ganged with a set of French doors on the west elevation. This fenestration pattern is not typical for historic structures. Staff finds that the applicant should incorporate a more traditional fenestration pattern on the north and west elevations.
- l. ADDITION: MATERIALS: NEW WINDOWS AND DOORS – The applicant has proposed to install Jeld-Wen 2500 fully wood windows. Guideline 3.B.i for Additions states that imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure, may not be used. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Staff finds the proposal consistent with the Guidelines.
- m. ADDITION: MATERIALS: FAÇADE – The applicant has proposed to install wood siding on the rear addition to match the existing siding on the primary structure. Guideline 3.A.i for Additions stipulates that additions should use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original. Staff finds the proposal consistent with the Guidelines.
- n. ADDITION: ARCHITECTURAL DETAILS – The applicant has proposed to construct a 1-story rear addition. Guideline 4.A.ii for Additions states that additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

Guideline 4.A.iii for Additions states that applicants should consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new. Guideline 2.A.v recommends that for side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. Staff finds that the proposed addition features a clear visual distinction between the old and new building forms.

RECOMMENDATIONS: Item 1, staff does not recommend approval of the construction of a 1-story rear addition based on findings e through n. Staff recommends that the applicant meet the following stipulations prior to returning to the HDRC:

- i. That the applicant reduces the overall massing of the rear addition and proposes a rear addition that is inset from the existing wall planes on finding f.
- ii. That the applicant proposes a roof form that is similar to the historic structure or appropriate for the style and does not modify the existing roof form based on finding g.
- iii. That the applicant updates the proposal to feature windows of traditional proportions on the south (front) elevation based on finding j.

Item 2, staff does not recommend approval based on finding l. Staff recommends that the applicant update the proposal to feature windows of traditional proportions and materials based on the findings.

Item 3, staff recommends approval of the installation of a front porch based on finding d with the following stipulation that the porch be reconstructed to the design based on the architectural style of the building and historic patterns.

PUBLIC COMMENT: Loretta Harmon- opposed to case. Chris Cocker, Robert Knight, Melissa, Shawn O’Niel, and Kelly Cast- supports the project.

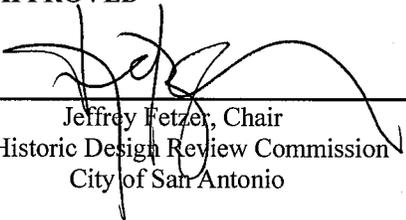
MOTION: Commissioner Cervantes moved to refer to site visit followed by DRC. Commissioner Velasquez seconded the motion.

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

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

ADJOURNMENT: The meeting adjourned at 6:53 p.m.

APPROVED



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

Date:

6/1/22