



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC PRESERVATION**

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION**  
**MEETING MINUTES**  
**June 1st, 2022**

The City of San Antonio Historic and Design Review Commission met on Wednesday, June 1, 2022 at 1901 South Alamo Street, San Antonio, Texas 78204.

**MEETING CALLED TO ORDER:**

Chairman Fetzer called the meeting to order at 3:05 p.m.

**ROLL CALL:**

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

Absent: Fish, Velasquez Grube and Laffoon.

Quorum: 7 Commissioners Present, 4 Commissioners Absent

**CHAIRMAN'S STATEMENT:**

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

**ANNOUNCEMENTS:**

- Dr. Gene Morales for District 4 appointment
- Chairman has a recusal agenda item #5.
- Item#3 was pulled by Commission to individual consideration.
- Item #15 withdrawn by applicant.
- Item #18 postponed by applicant.

**PUBLIC COMMENT:**

Item 1: Lisa Lynn- concurs with staff recommendations.

Item 6: Valerie Cortez on behalf of several Dignowity Hill Neighbors- concurs with staff recommendations.

Item7: Robin Foster- does not recommend approval for case.

Item 10: Lisa Lynn- concurs with staff recommendations.

**HDRC MEETING SCHEDULE:**

**MOTION:** Commissioner Cervantes moved to approve HDRC meeting schedule change, per staff request. Commissioner Savino seconded the motion.

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

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

**APPROVAL OF MEETING MINUTES:**

**MOTION:** Commissioner Carpenter moved to approve meeting minutes for May 18th, 2022. Commissioner Gibbs seconded the motion.

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

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

**CONSENT AGENDA:**

- Item 1, Case No. 2022-295 121 CITY ST
- Item 2, Case No. 2022-282 418 BROOKLYN AVE
- Item 4, Case No. 2022-291 801 N MAIN AVE
- Item 5, Case No. 2022-259 1703 BROADWAY
- Item 6, Case No. 2022-289 732 N PINE ST
- Item 7, Case No. 2022-306 1930 W MISTLETOE
- Item 8, Case No. 2022-292 516 E MULBERRY AVE
- Item 9, Case No. 2022-286 1009 S ALAMO ST

**MOTION:** Commissioner Savino moved to approve items 1, 2, and 4-9 with staff stipulations. Commissioner Cervantes seconded the motion.

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

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

\* *Commissioner Velasquez arrived to meeting at 3:15pm.*

**INDIVIDUAL CONSIDERATION ITEMS:**

**ITEM 3. HDRC NO. 2022-309**  
ADDRESS: 501 QUITMAN ST  
APPLICANT: MELODY PATRICK/FDN HOME, LLC DBA FORTY DEGREES NORTH

**REQUEST:**

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

1. Repair siding and trim and paint the exterior of the historic structure.
2. Repair the porch ceiling, wrought iron columns.
3. Repair the foundation and repair the existing, wood skirting.
4. Replace the existing, standing seam metal roof with a new, standing seam metal roof.
5. Repair all existing wood windows.
6. Remove one, modified window opening on the east façade.
7. Construct a rear addition to feature approximately 400 square feet.

## **FINDINGS:**

- a. The historic structure at 501 Quitman was constructed circa 1920 and is first found on the 1922 Sanborn Map. The structure was constructed in the Craftsman style and is contributing to the Government Hill Historic District.
- b. **EXISTING LOT** – The existing lot features an existing rear addition, a side metal carport, and a noncontributing rear accessory structure. Neither of these structures are found on the 1951 Sanborn Map. Staff finds them to be non-contributing and their removal to be appropriate.
- c. **SIDING/TRIM REPAIR AND PAINTING** – The applicant has proposed to repair the existing siding and trim in-kind and the paint the historic structure. Staff finds the proposed scopes of work to be appropriate and consistent with the Guidelines.
- d. **PORCH REPAIR** – The applicant has proposed to repair the existing, beadboard porch ceiling and to paint the existing, wrought iron columns. The applicant has noted that the porch ceiling will be repaired, in-kind. Staff finds the proposed scope of work to be appropriate; however, staff finds that the existing, concrete porch should remain unpainted.
- e. **FOUNDATION REPAIR** – The applicant has proposed to repair the historic structure’s foundation and foundation skirting. The applicant has noted the repair of the foundation skirting, in-kind, to match the 117 profile siding of the historic structure. Staff finds this to be appropriate and consistent with the Guidelines.
- f. **ROOF REPLACEMENT** – The applicant has proposed to replace the existing, standing seam metal roof with a new standing seam metal roof. The applicant has noted that the proposed roof will feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a low profile ridge cap. Staff finds the applicant’s proposal to be consistent with the Guidelines; however, the applicant should submit a detail of the proposed ridge cap to OHP staff for review and approval. All roofing panels should be smooth with no striations or corrugation. The existing chimney should be preserved and maintained in its entirety.
- g. **WINDOW REPAIR** – The applicant has proposed to repair fourteen (14) wood windows in place. Five (5) existing wood windows that are in an existing addition and on the rear façade of the historic structure will be repaired and reused within the proposed addition. Staff finds the proposed window repair to be appropriate and consistent with the Guidelines.
- h. **FENESTRATION MODIFICATION** – The applicant has proposed to remove one, non-original window opening on the east façade. The current opening is not original in size or profile and features a non-original aluminum window. Staff finds that a complete restoration of the window opening would be most appropriate; however, staff finds the applicant request to be appropriate given the current state of the opening and the window installed.
- i. **REAR ADDITION** – The applicant has proposed to construct a rear addition to feature approximately 400 square feet. The rear addition will be in the location of an existing addition as well as a non-contributing rear accessory structure. The proposed rear addition will feature a small, attached porch at its rear.
- j. **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; however, staff finds that a vertical trim piece should be added to the west elevation to differentiate the addition from the primary historic structure.
- k. **MATERIALS** – The applicant has proposed for the rear addition to feature wood siding and trim to match the original. Additionally, the applicant has proposed for the rear addition to feature Craftsman style wood doors and salvaged wood windows. Staff finds the proposed additions to be appropriate and consistent with the Guidelines.
- l. **ROOF FORM** – The applicant has proposed for the rear addition to feature a gabled roof. The proposed roof form is appropriate and consistent with the Guidelines and Craftsman style of the historic structure.

m. ARCHITECTURAL DETAILS – Generally, staff finds the architectural elements, massing and materials of the proposed addition to be appropriate and consistent with the Guidelines.

**RECOMMENDATIONS:**

1.- 6. Staff recommends approval of items #1 through #5 based on findings c through g with the following stipulations:

- i. That the existing, concrete porch remain unpainted, as noted in finding d.
- ii. 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. A ridge cap with no end cap or a ridge sleeve should be submitted to OHP staff for review and approval.

7. Staff recommend approval of items #7, the construction of a rear addition based on findings i through m with the following stipulations:

- i. That a vertical trim piece be installed on the west façade to differentiate the addition from the primary historic structure.
- ii. That 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. A ridge cap with no end cap or a ridge sleeve should be submitted to OHP staff for review and approval.

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Savino moved to approve with staff stipulations 1-6. Add stipulation 3 that both existing should be preserved and maintained  
Commissioner Cervantes seconded the motion.

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

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

**ITEM 10. HDRC NO. 2022-293**  
ADDRESS: 1024 N CHERRY  
APPLICANT: Joseph Munoz

**REQUEST:**

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

- 1. Replace the existing, asphalt shingle roof with a new shingle roof.
- 2. Modify the existing, historic fenestration pattern of the historic structure by modifying existing door and window openings on the west, north and south facades. Window openings have been modified in size, removed, or introduced. Door openings have been eliminated and relocated.
- 3. Replace the existing, aluminum windows with new, aluminum windows featuring faux divided lites.
- 4. Modify the historic structure’s roof form including modifications to eaves and attic vents.
- 5. Modify the historic structure’s porch form, including modifications to the porch roof, columns, and deck height.
- 6. Remove the existing, non-original siding and install composite siding with a faux wood grain finish and remove wood trim and install composite trim with faux wood grain.
- 7. Construct a rear addition to feature approximately 350 square feet and an open air rear porch.

## **FINDINGS:**

- a. The historic structure at 1024 N Cherry was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style in a traditional L-plan. This structure is contributing to the Dignowity Hill Historic District. Modifications to the historic structure have occurred over time, including the installation of non-original siding, the installation of aluminum windows, and a faux stone foundation skirting.
- b. VIOLATION/STOP WORK ORDER – Office of Historic Preservation staff issues a stop work order on February 10, 2022, for work without a Certificate of Appropriateness. Scopes of work cited on site at that time included the construction of a rear addition, window replacement, porch modifications, and other exterior modifications.
- c. ROOF REPLACEMENT – The applicant has proposed to replace the existing, asphalt shingle roof with a new shingle roof. Staff finds the proposed in-kind replacement to be appropriate; however, staff finds that all original roof profiles and architectural elements should be preserved.
- d. FENESTRATION MODIFICATIONS – The applicant has proposed fenestration modifications that include modifying the existing, historic fenestration pattern of the historic structure by modifying existing door and window openings on the west, north and south facades. Within this request, the applicant has proposed to eliminate the side facing front door within the porch, relocate the street facing front door and modify the head and sill heights, widths, opening locations, and profiles of various windows on each façade. The Guidelines for Exterior Maintenance and Alterations 6.A. note that existing window and door openings should be preserved and that new openings should not be created on the primary façade or where visible from the public right of way. Additionally, the Guidelines note that original opening should not be increased or reduced in size to fit stock window sizes. Staff finds the proposed modifications to be inappropriate and inconsistent with the Guidelines. Staff finds the original sizes, locations and profiles of all windows and doors should be restored.
- e. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, non-original aluminum windows with new, black aluminum windows with faux divided lites. Staff finds the replacement of nonoriginal windows to be appropriate provided that all windows are consistent with staff's standards for replacement windows. Staff also finds that a wood or aluminum clad wood windows would be most appropriate; however, an aluminum window may comply with staff's standards for replacement windows. Windows should not feature faux divided lites.
- f. ROOF FORM MODIFICATIONS – The applicant has proposed to modify the structure's roof form and various architectural elements that are associated with the roof that include eave details, the installation of gable returns, modifications to existing attic vents. The Guidelines for Exterior Maintenance 3.B.ii. notes that the original shape, line, pitch, and overhangs of original roof forms should be preserved. Additionally, eaves and other decorative elements should be preserved. The proposed modifications are inappropriate and consistent with the Guidelines. Staff finds that the original roof forms and attic vents should be reinstalled.
- g. PORCH FORM MODIFICATIONS – The applicant has proposed to make porch modifications including the construction of a new porch roof, a change in porch deck height, and the installation of new porch columns. The existing porch featured modified elements, including modified columns, railings and beams. Staff finds that the existing porch profile should be reconstructed, based on photographic evidence. Columns should feature six inches square with capital and base trim. Fascia and soffit details should be consistent with historic, Folk Victorian examples found within the district. The frieze board should be reinstalled at the previous profile.
- h. SIDING/TRIM MODIFICATIONS – The applicant has proposed to remove the existing, non-original siding and install composite siding with a faux wood grain finish with an exposure of approximately 8 inches as well as install composite trim with faux wood grain. The historic house previously featured a combination of aluminum siding and T-111 siding. The Guidelines for Exterior Maintenance and Alterations 1.B. notes that façade materials that are original should be preserved. When original siding is beyond repair, new siding should be in-kind with the original. Staff finds the composite siding and trim to be inappropriate and inconsistent with the Guidelines. Staff finds the historic structure should feature siding and trim with a profile that is consistent with historic Folk Victorian examples within the district.
- i. REAR ADDITION – The applicant has proposed to construct a rear addition to feature approximately 350 square feet. The proposed rear addition will feature an open air, covered porch, a front facing roof gable, composite siding and aluminum windows.

- j. 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, and should feature an overall height that is generally consistent with that of the historic structure. The applicant has proposed an addition that does not feature a differentiating element between the historic structure and the rear addition as well as an addition that features a ridge line that is greater than that of the historic structure. Staff finds the proposed rear addition to be inconsistent with the Guidelines.
- k. REAR ADDITION (Materials) – The applicant has proposed materials for the rear addition that include composite siding, a shingle roof, and aluminum windows.
- l. ROOF FORM – The applicant has proposed for the rear addition to feature a roof that features a front facing gable and a rear gable/hip combination. The proposed roof form features a profile and overall height that are greater than that of the historic structure, resulting in a front facing gable that rises above the historic structure’s ridge line. Staff finds the proposed roof form to be inappropriate and inconsistent with the Guidelines.
- m. ARCHITECTURAL DETAILS – As noted in findings i through l, staff finds that there are numerous items that are not consistent with the Guidelines, including the proposed addition’s massing, roof form and materials.

**RECOMMENDATIONS:**

- 1. Staff recommends approval of item #1, roof replacement, based on finding c with the following stipulation:
  - i. That all original roof forms and architectural elements be preserved.
  - ii. That the frieze board be reinstalled at the previous profile.
- 2. Staff does not recommend approval of item #2, modifications to the original fenestration pattern including both windows and doors, based on finding d. Staff recommends the original sizes, locations and profiles of all windows and doors be restored.
- 3. Staff recommends approval of item #3, replacement of the existing, non-original aluminum windows with the following stipulations:
  - i. That the replacement windows be wood or aluminum clad wood windows that are consistent with staff’s standards for window replacement. The installation of aluminum windows may be appropriate; however, the proposed replacement windows are not consistent with staff’s standards as they feature faux divided lites, tinted glass and are not installed at an appropriate depth.
- 4. Staff does not recommend approval of item #4, modifications to the historic structure’s roof form based on finding f. Staff recommends that the original roof forms and attic vents be reinstalled.
- 5. Staff does not recommend approval of item #5, modifications to the historic structure’s porch form based on finding g. Staff recommends the existing porch profile be reconstructed, based on photographic evidence. Columns should feature six inches square with capital and base trim. Fascia and soffit details should be consistent with historic, Folk Victorian examples found within the district.
- 6. Staff does not recommend approval of item #6, siding replacement and trim replacement with composite materials, based on finding h. Staff recommends that the historic structure feature siding and trim with a profile that is consistent with historic Folk Victorian examples within the district. Siding and trim should be wood.
- 7. Staff does not recommend approval of item #7, the construction of a rear addition, based on findings i through m. Staff recommends the following for the rear addition:
  - i. That the rear addition feature a setback from the walls of the historic structure or a separating element, such as a vertical trim piece.
  - ii. That the siding and trim feature a smooth profile and that siding feature an exposure of four inches.
  - iii. That windows be wood or aluminum clad wood and be 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.
  - iv. That the proposed addition feature a massing that is subordinate to that of the historic structures, including a reduced roof form that does not impact the primary ridge line of the historic structure. The rear addition’s roof should not impact the primary, front façade of the historic structure.

**PUBLIC COMMENT:** Lisa Lynn- concurs with staff recommendations.

**MOTION:** Commissioner Savino moved to DRC site-visit.  
Commissioner Gibbs seconded the motion.

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

**ACTION:** **MOTION PASSED with 9 AYES. 0 NAYS. 3 ABSENT.**

**ITEM 11. HDRC NO. 2022-304**  
**ADDRESS:** 802 N PINE ST  
**APPLICANT:** Eva Saunders/MAE REAL ESTATE HOLDINGS LLC

**REQUEST:** The applicant requests a Certificate of Appropriateness for approval to complete the following scopes of work on the rear detached accessory structure:

1. Repair the foundation.
2. Replace the composition shingle roof in kind.
3. Construct an approximately 10'x10' deck at the west end of the addition.
4. Replace waterfall siding with Hardi siding, faux grain side out.
5. Infill the south door with a one-over-one vinyl window.
6. Install a new one-over-one vinyl window on the south elevation and a new sliding window on the north elevation.
7. Construct an 80-square-foot addition.
8. Construct a staircase and handrails.

**FINDINGS:**

- a. The applicant requests a Certificate of Appropriateness for approval to complete the following scopes of work on the rear detached accessory structure:
  1. Repair the foundation.
  2. Replace the composition shingle roof in kind.
  3. Construct an approximately 10'x10' deck at the west end of the addition.
  4. Replace T117 waterfall siding with Hardi siding, faux grain side out.
  5. Infill the south door with a one-over-one vinyl window.
  6. Install a new one-over-one vinyl window on the south elevation and a new sliding window on the north elevation.
  7. Construct an 80-square-foot addition.
  8. Construct a staircase and handrails.
- b. The structure at 802 N Pine is a two-story Queen Anne residence built c. 1905. It first appears in city directories in 1905; it first appears on Sanborn Fire Insurance maps in 1912 along with two detached rear accessories, one mid-yard and the other in the same footprint as the subject structure. The subject structure is a side-gabled structure that sits near the northeast corner of the parcel. The primary residence and accessory structure contribute to the Dignowity Hill historic district.
- c. **VIOLATION:** The applicant requests post-work approval of items 1 through 6 in finding 1. Items 7 through 9 are new requests that do not yet appear on site.
- d. **ADMINISTRATIVE APPROVAL:** The applicant requests approval to repair the foundation, replace the composition shingle roof in kind, and construct a 10'x10' platform deck on the west end of the accessory structure. These scopes of work are eligible for administrative approval and do not require review by the HDRC.

- e. **SIDING REPLACEMENT:** The applicant requests approval to replace historic T117 waterfall siding with Hardi siding with the faux grain side out. Guidelines for Exterior Maintenance and Alterations 9.A.ii states that the distinctive features of outbuildings should be repaired in kind and when new materials are needed, they should match existing materials in color, durability, and texture. Staff finds that the Hardi siding does not conform to guidelines.
- f. **FENESTRATION CHANGES:** The applicant requests approval to infill a door with a one-over-one vinyl window, add a one-over-one vinyl window to the south elevation, and add a sliding vinyl window on the north elevation, all located on the historic footprint of the accessory structure. Staff finds the fenestration changes generally appropriate, however Standard Specifications for Windows in Additions and New Construction stipulate that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. The primary structure features one-over-one windows. Additionally, the applicant provided photos of the structure before work began and there is a window behind a piece of corrugated steel that appears to be the same dimensions as the primary structure. Staff finds the vinyl windows do not conform to standard window specifications.
- g. **REAR ADDITION –** The applicant has proposed to construct a rear addition to feature 800 square feet.
- h. **ADDITION (Handrails and staircase):** The applicant requests approval to construct handrails and a staircase at the south-facing door to the accessory structure, but did not provide measured drawings of the proposed construction. Staff finds the handrails and staircase generally appropriate, but requires drawings for review.

**RECOMMENDATIONS:**

Staff recommends approval of items 1 through 3—repairing the foundation, replacing the composition shingle roof in kind, and constructing a 10’x10’ platform deck on the west end of the accessory structure—based on finding d.

Staff does not recommend approval of item 4, replacing T117 waterfall siding with Hardi siding with the faux grain side out, based on finding e. Staff recommends returning the structure to its previous condition by installing 117 waterfall siding on the entire structure.

Staff recommends approval of items 5 and 6, infilling the south door with a one-over-one vinyl window, installing a new one-over-one vinyl window on the south elevation, and installing a new sliding window on the north elevation, based on finding f, with the following stipulation:

- i. That the applicant propose windows that conform to the Standard Specifications for Windows in Additions and New Construction, specifically a style that relates to the windows on the primary structure in style and dimensions and is wood sash or aluminum-clad wood sash.

Staff recommends approval of item 7, construction of an 80-square-foot addition, based on finding g, with the following stipulation:

- i. That the window proposed for the west elevation conform to the Standard Specifications for Windows in Additions and New Construction, specifically that it relates to the windows on the primary structure in style and dimensions and is wood sash or aluminum-clad wood sash.

**PUBLIC COMMENT:**

Valerie Cortez- on behalf of Dignowity Hill Neighbors- supports staff recommendations.

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

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

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

**ITEM 12. HDRC NO. 2022-278**

ADDRESS: 245 W WILDWOOD

APPLICANT: Chelsea McGovern/MCGOVERN TIMOTHY J & CHELSEA

**REQUEST:**

The applicant is requesting conceptual approval to:

1. Construct an approximately 400-square-foot, 1-story rear addition.
2. Modify the fenestration pattern on the front façade.
3. Replace the existing aluminum windows with new wood or aluminum-clad wood windows.
4. Replace the existing fully concrete driveway with concrete pavers.

**FINDINGS:**

- a. The primary structure located at 245 W Wildwood is a 1-story single family structure constructed circa 1930. The structure features a front gable and cross hip composition shingle roof, limestone and wood cladding, a prominent side chimney, replacement aluminum windows, and a front-facing carport with a flat metal roof. The property is contributing to the Olmos Park Terrace Historic District.
- 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 or final approval.
- c. **DESIGN REVIEW COMMITTEE** – The applicant presented the previous application materials at the Design Review Committee (DRC) on October 27, 2020. The applicant and commissioners discussed the visibility of the proposed addition from the public right-of-way, and it was recommended that the applicant submit a line-of-sight study. The proposed materials, proposed fenestration pattern on the addition, proposed porch modifications to the original structure, and proposed fenestration modifications to the original structure were also discussed. The commissioners recommended that the applicant explore solutions for the currently proposed roofline connection between the addition and original structure. The applicant returned to the DRC following the May 19, 2021, HDRC hearing to discuss the proposal to replace the existing fully concrete driveway with permeable pavers. The applicant has not returned to the DRC with the new proposal.
- d. **CASE HISTORY** – The applicant presented the previous application materials to the HDRC on December 2, 2020. The applicant was referred to a Design Review Committee. The applicant revised the proposal and submitted plans for an approximately 1,000-square-foot rear addition and returned to the HDRC on May 19, 2021. The request to replace the existing fully concrete driveway with permeable pavers was referred to a Design Review Committee. The request to construct the rear addition received conceptual approval from the HDRC with the following stipulations:
  - i. That the applicant proposes a fenestration pattern, window opening proportions, and materials that are more consistent with the Guidelines, the Standard Specifications for Windows in Additions, and the historic examples found in the Olmos Park Terrace Historic District as noted in findings h through j. **This stipulation has been met.**
  - ii. That the applicant submits final material specifications for wood or aluminum clad wood windows as noted in finding j. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. **This stipulation has not been met.**
  - iii. That the applicant submits a landscaping plan. **This stipulation has not been met.**

- e. **ADDITION: MASSING AND FOOTPRINT** – The applicant has proposed to construct a 1-story rear addition that will extend the width of the house and will replace an existing enclosed porch rear addition. The rear addition will be approximately 400 square feet. Guideline 1.A.i. for Additions states that residential additions should be sited at the rear of the building whenever possible to minimize views of the addition from the public right-of-way, an addition to the front of a building would be inappropriate. Guidelines 1.A.ii. for Additions states that new residential additions should be designed to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate. According to Guideline 1.B.v, the height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure. The Guidelines stipulate that residential additions should not be so large as to double the existing building footprint, regardless of lot size and that the addition should feature an offset to distinguish the addition from the historic structure whenever possible. The existing building is 2,185 square feet. The total proposed lot coverage is 24.3 percent. Staff finds the proposed footprint appropriate but finds that the addition should be inset by at least one (1) foot to distinguish the addition from the historic structure.
- f. **PARTIAL DEMOLITION: REAR ADDITION** – The applicant has proposed to demolish the existing enclosed porch addition at the rear of the structure. The rear addition is not original to the structure. Staff finds the proposal appropriate.
- g. **ADDITION: ROOF** – The applicant has proposed to install a cross gable roof form on the rear addition. The applicant has proposed to install a composition shingle roof on the addition to match existing. Guideline 3.A.i for Additions states that materials should match in type, color, and texture. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds that the proposed roof material is appropriate; however, the proposed roofline on the east elevation of the addition features the intersection of multiple side gables. Staff finds that the applicant should simplify the proposed roof form on the east elevation of the addition.
- h. **ADDITION: WINDOW AND DOOR REMOVAL** – The proposed addition will require the removal of 2 existing replacement windows on the west elevation and 2 windows on the west side of the rear elevation. The existing windows are previous aluminum and vinyl replacement windows. The proposed addition will also require the removal of non-original windows from the existing rear enclosed sunroom addition. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when viewable from the public right-of-way. This elevation is not visible from the public right-of-way. Staff finds the removal of windows and doors to accommodate the rear addition appropriate.
- i. **ADDITION: NEW WINDOWS: SIZE AND PROPORTION** – The applicant has proposed to install windows on the proposed addition with traditional proportions that match the size of the original windows. Staff’s standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. The applicant’s proposed west elevation features 2 new window openings to match the dimensions of existing windows on the house. The north (rear) elevation features four (4) new window openings of traditional proportions in place of the existing sunroom windows and three (3) one-over-one windows. The east elevation features four (4) new windows of traditional proportions. Guideline 2.C.ii for New Construction states that no new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds the proposed fenestration pattern appropriate.
- j. **ADDITION: NEW WINDOWS: MATERIALS** – At this time, the applicant has not provided final material specifications for the proposed fully wood or aluminum-clad wood windows. Staff finds wood windows or aluminum-clad wood windows to be most appropriate. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.

- k. **ADDITION: MATERIALS: FAÇADE** – The applicant has proposed to install masonry cladding to match existing and either stucco or horizontal Hardie siding to replace existing asbestos shingles. Guideline 3.A.i for Additions stipulates that additions should use materials that match in type, color, and texture and include an offset to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original. Staff finds the proposal appropriate.
- l. **FRONT PORCH: FENESTRATION MODIFICATION** – The applicant has proposed to install a new 15-lite door with a screen on the south façade of the front porch. The front porch shows evidence of a previously existing opening centered on the exterior wall facing south. 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. The applicant has provided evidence that the south elevation of the front porch previously featured a door. Staff finds that installing a south-facing front door in the location of the previously existing opening is appropriate.
- m. **WINDOW REPLACEMENT** – The applicant has proposed to replace all existing aluminum replacement windows with new fully wood or aluminum-clad wood windows. The existing windows were previously replaced in the 1980s and are not original to the structure. Guideline 6.B.iv for Exterior Maintenance and Alterations states that applicants should install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. Staff finds that the installation of fully wood or aluminum-clad wood windows that meet staff’s standard window specifications would be an improvement on the existing condition and is appropriate.
- n. **DRIVEWAY REPLACEMENT** – The applicant has requested to replace the fully concrete driveway with concrete pavers to increase water absorption on the property. Guideline 5.B.i for Site Elements states that historic driveway configurations should be retained and repaired. Incorporate a similar driveway configuration – materials, width, and design – to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase storm water infiltration. Staff finds the request for a permeable driveway surface appropriate but does not find the proposed paver material appropriate for a primary front driveway. Staff finds that a gravel driveway would be appropriate.
- o. **ADMINISTRATIVE APPROVAL** – The applicant has proposed to install front porch columns, remove the existing non-original metal carport, install replica garage doors on the existing enclosed garage, install custom made wood window screens for each window, modify the rear fence location, replace the existing wood-framed cattle panel fence with in-kind material, relocate the existing carport entry door on the west side of the front elevation to the inside corner of the front elevation, replace the existing carport door with a 15-lite door, replace the non-original front door with a 15-lite door, and repaint wood trim work and siding. This scope of work is eligible for administrative approval and does not require review by the HDRC.

**RECOMMENDATIONS:**

Item 1, staff recommends conceptual approval of the request to construct a rear addition based on findings a through k. Staff recommends that the applicant address the following stipulations prior to returning to the HDRC:

- i. That the applicant modifies the addition to feature an inset of at least one (1) foot to distinguish the addition from the historic structure based on finding e.
- ii. That the applicant simplifies the proposed roof form on the east elevation based on finding g. This can be accomplished by extruding the ridge of the existing rear gable.
- iii. That the applicant submits final material specifications for wood or aluminum clad wood windows as noted in finding j. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top

window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.

iv. That the applicant submits a landscaping plan.

Item 2, staff recommends the front porch fenestration modification based on finding l with the following stipulation:

i. That the applicant submits final material specifications for the proposed door to staff for review and approval.

Item 3, staff recommends approval of the window replacement based on finding m with the following stipulation:

i. That the applicant submits final material specifications for wood or aluminum clad wood windows to staff for review and approval as noted in finding m. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.

Item 4, staff recommends approval of driveway replacement based on finding n with the following stipulation:

i. That the applicant replaces the fully concrete driveway with a gravel driveway in the same footprint as existing. The applicant is required to submit material specifications for the gravel to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The gravel should feature a natural color, shadow stone is not permitted.

**PUBLIC COMMENT:** None.

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

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

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

**ITEM 13. HDRC NO. 2022-283**  
ADDRESS: 119 E MAGNOLIA AVE  
APPLICANT: Dustin O'Connor/Guido

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace all existing wood windows and empty openings with aluminum-clad wood windows.

## **FINDINGS:**

- a. The primary structure located at 119 E Magnolia is a 2-story, single-family residence constructed in 1917 by builder A.C. Dugger. The home was designed in the Neoclassical style and features several of the style's characteristic architectural elements, including a façade dominated by a curved full-height porch with Corinthian columns, a second-story balcony on the front façade, and an elaborate doorway surrounded by sidelites and a half elliptical transom. The house is contributing to the Monte Vista Historic District.
- b. **CASE HISTORY** – The applicant previously received approval in April 2018 to restore the majority of the existing windows based on their condition and replace windows that are missing a significant portion of material or are missing completely with in-kind, fully wood windows by Marvin. The applicant returned to the HDRC with another request to replace all the existing wood windows and empty openings with aluminum-clad wood windows in May 2018. The window replacement request was denied by the HDRC. The applicant has returned with a request to replace all the existing wood windows and window openings with aluminum-clad wood windows
- c. **WINDOW REPLACEMENT: EXISTING CONDITION** – Staff conducted a site visit on May 23, 2022, and observed the following conditions on the existing 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. Window #42 exhibits signs of deterioration in the sash. Overall, the windows do not show signs of significant wood rot, wood damage, or severe deterioration. In the April 2018 application for window restoration, a representative for the property owner provided a window schedule indicating that the majority of the windows were able to be restored based on their condition. 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. Several window openings are missing windows completely or are missing an entire sash or most of the sash elements. These windows are identified as windows #13, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 34, 37, 39, 41, 43, and 45. These 18 windows are eligible for the installation of fully wood windows to match existing in size, type, configuration, material, form, appearance, and detail.
- 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. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilizes the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.
- f. **WINDOW REPLACEMENT** – The applicant has proposed to replace all existing wood windows and empty openings with aluminum-clad wood replacement windows by Marvin. 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. There are several window configurations on this structure that are character defining, including tri-panel casement windows with transoms and thin divided lites and six-over-one double-hung windows. As noted in finding c, staff finds that the existing windows are in repairable condition and that the replacement product is not appropriate or consistent with the Guidelines.

**RECOMENDATIONS:**

Staff does not recommend approval of the window replacement based on findings a through f. Staff recommends that the original request, to restore existing wood windows and replace in-kind, approved by the HDRC on April 4, 2018, be upheld. The empty openings are eligible for the installation of fully wood windows that meet staff's standard window stipulations.

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

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

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Carpenter moved to postpone until next available hearing.  
Commissioner Gibbs seconded the motion.

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

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

**ITEM 14. HDRC NO. 2022-308**  
ADDRESS: 414 E MULBERRY AVE  
APPLICANT: Curtis White/WHITE CURTIS D & LYDIA ALEGRIA

**REQUEST:**

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

1. Enclose the existing front porch with screening.
2. Install three (3) door awnings.
3. Install encaustic tile at the porch.
4. Replace the front door.

**FINDINGS:**

- a. The primary structure located at 414 E Mulberry is a 1 and 1/2-story, single-family structure constructed circa 1920 in the Craftsman style with Tudor Revival elements. The structure features a composition shingle cross gable roof with two (2) steeply pitched front gables, an eyebrow front porch awning, wood cladding, divided lite and fixed windows, a deep-set asymmetrical front porch, and a porte-cochere. The property first appears on the 1938 Sanborn Map in a modified configuration. The property is contributing to the Monte Vista Historic District.
- b. ENCLOSED PORCH – The applicant has proposed to enclose the front porch with screening material consisting of period brass and either a square porch railing, or low wall clad in siding to match existing, with a screen door. Guideline 7.B.i for Exterior Maintenance and Alterations states that applicants should refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric. Additionally, Guideline 7.B.ii for Exterior Maintenance and Alterations states that applicants should refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. The 1938 Sanborn Map shows that the front porch is original to the structure. Staff finds the proposal inconsistent with the Guidelines.
- c. AWNING INSTALLATION – The applicant has proposed to install three (3) awnings over doors on the east and south (rear) elevations. The proposed awnings will feature wood brackets to match the front entry eyebrow awning and composition shingle shed roofs to match the roofing on the primary structure. The doors on the east elevation currently feature 18-inch-wide steel flashing door covers nailed to the siding. Guideline 7.B.iv for Exterior Maintenance and Alterations states that replacement elements should be designed to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance. The applicant has proposed to install two (2) simple wood and composition shingle awnings over the pedestrian doors at the rear of the east elevation and one (1) awning of the same configuration over the south (rear) pedestrian door. The doors are not visible from the public right-of-way. Staff finds the proposal appropriate but finds that the applicant should submit final elevation drawings showing the proposed modification for staff review and approval.
- d. PORCH TILE INSTALLATION – The applicant has proposed to install a border of encaustic tile at the front porch. According to Guideline 7.A.iii for Exterior Maintenance and Alterations, original wood or concrete porch floors should be preserved. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically. Staff finds the proposal inconsistent with the Guidelines.
- e. FRONT DOOR REPLACEMENT – The applicant has proposed to replace the existing 3-lite laminate door with a fully wood Craftsman-style door with features complementary to the character defining features of the house. Guideline 6.B.i for Exterior Maintenance and Alterations states that applicants should replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element. Staff finds that the existing laminate door is likely not original to the structure and that the installation of a Craftsman-style door would be consistent with the Guidelines. Staff finds the proposal appropriate.
- f. ADMINISTRATIVE APPROVAL – The applicant has proposed to perform in-kind repairs to the front porch and porte-cochere, install gutters, and replace side and rear fencing. These scopes of work are eligible for administrative approval and do not require review by the HDRC.

**RECOMMENDATIONS:**

Item 1, staff does not recommend approval of enclosing the front porch based on findings a through b.

Item 2, staff recommends approval of the awning installation based on finding c with the following stipulation:

- i. That the applicant submits full measured elevation drawings showing the proposed modifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 3, staff does not recommend approval of the porch tile installation based on finding d.

Item 4, staff recommends approval of the door replacement based on finding e with the following stipulation:

- i. That the applicant submits final material and design specifications for a door that is consistent with the architectural style of the structure to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Carpenter moved to approve item 1- with stipulation that the infill screen porch be done in reversable as possible, and setback behind the columns or back face columns and infill be partial flat panel or handrail with brass screen as suggested by applicant; and item 2-3 with staff stipulations, and item 4 that applicant follow-up with drawing be submitted to staff for final approval on door replacement.  
Commissioner Cervantes seconded the motion.

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

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

**ITEM 16. HDRC NO. 2022-302**  
ADDRESS: 136 LAVACA ST  
APPLICANT: Joe Zetzsche/ZETZSCHE JOE DON

**REQUEST:** The applicant is requesting a Certificate of Appropriateness for approval to construct an 800-square foot accessory structure in the rear yard.

**FINDINGS:**

- a. The primary structure at 136 Lavaca is a two-story, single-family residence featuring an Italianate architectural style. The structure features a standing seam metal roof, an asymmetrical, two-story front porch on Victorian influenced wood post supports, exposed brick and sandstone siding. The structure is ornamented with castellation along the roof, and dog-tooth pattern borders in the brickwork. The 1924 and 1951 Sanborn maps and historic records show that the property featured a triple-isle, wooden monitor barn at the rear of the property during this time period that has since been demolished. The property is contributing to the Lavaca Historic District.
- b. REAR ACCESSORY STRUCTURE – The applicant is proposing to construct a rear accessory carport structure to feature approximately 800 square feet.
- c. MASSING AND FORM – Per the Guidelines for New Construction 5.A.i., applicants should design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form. The applicant is proposing to construct a metal, barn-style structure with a maximum height of 13 feet, and area of 20 x 44 feet.
- d. BUILDING SIZE – Per the Guidelines for New Construction 5.A.ii., new outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint. The accessory structure will feature a footprint of 800 square feet. Generally, per the submitted site plan, staff finds the proposed rear accessory structure to feature an appropriate footprint.
- e. CHARACTER – Per the Guidelines for New Construction 5.A.iii., applicants should relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. The proposed structure will feature a pre-fabricated, monitor barnstyle metal frame with metal siding. The Guidelines for New Construction 3.Ai-iii make material recommendations for new construction: materials should complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic

interpretation of the district. As noted in finding a, the primary structure is Italianate in style and features exposed brick and ornate architectural features. The main portion of the historic structure features a flat roof. Staff finds the proposed materials and architectural features to be inconsistent with the guidelines. Staff finds that the accessory structure should feature traditional or wood materials. Staff finds the monitor barn style architecture of the structure to be appropriate. A wooden garage or carport structure that featured either standing seam metal or shingle roofing would be appropriate.

- f. **WINDOWS AND DOORS** – Per the Guidelines for New Construction 5.A.iv., applicants should design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions. The pre-fabricated structure features three square breezeways on the front and rear elevations. Additionally, the applicant has proposed to install painted, carriage-style garage doors on the rear side of the structure facing Refugio street. The Guidelines for New Construction 5.A.iv note to incorporate garage doors with similar proportions as those traditionally found in the district, and to feature similar materials, i.e., wood or smooth metal panel painted to look like wood. Staff finds that the proposed design of the structure does not comply with the Guidelines regarding fenestration patterns and similar garage door openings.
- g. **SETBACK & ORIENTATION** – Per the Guidelines for New Construction 5.B.i., applicants should match the predominant garage orientation found along the block. Per the Guidelines for New Construction 5.B.ii., applicants should follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. The applicant has proposed to construct the accessory structure at the rear of the property where a monitor barn-style garage was historically present, which will be oriented consistently with the primary structure and other structures on Lavaca St and Refugio St. Staff finds the orientation and setback to be contextually appropriate, but additional variances may be required to satisfy code requirements.

**RECOMMENDATIONS:**

Staff does not recommend approval based on findings e. Staff recommends that the applicant propose a rear accessory structure that features a profile, materials, fenestration pattern and architectural details that are comparable to those found historically within the district or relate to the materials or design of the primary structure.

**PUBLIC COMMENT:** Melissa Sandall- support staff recommendations.

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

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

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

**ITEM 17. HDRC NO. 2022-277**  
ADDRESS: 214 E CAROLINA ST  
APPLICANT: Guy Chipman III/Guy Chipman Construction LP

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to permanently remove two chimneys.

**FINDINGS:**

- a. The primary structure located at 214 E Carolina is a single-story, residential structure with an asymmetrical wrap-around porch and standing seam metal roof. The property is contributing to the Lavaca Historic District.

- b. CHIMNEY REMOVAL – The applicant has proposed to remove two of the existing chimneys from the historic structure. The front-most chimney will be maintained. The Historic Design Guidelines 3.B.iii state that existing historic roof forms should be maintained. Staff finds the removal of the chimney to be inconsistent with the Guidelines.
- c. CONDITION ASSESSMENT – The applicant has provided a structural engineer’s letter for the assessment of the structural integrity of the chimneys requested to be removed. The applicant has also provided photo documentation of the ceiling interior which is beginning to bulge in response to the weight and degradation of the makeshift support for the brick chimneys. As stated in the letter, the two rear chimneys are not adequately supported internally in the attic space, which has resulted in interior damage and leaning of the chimneys in the roof. This assessment advises removal of the chimneys to avoid imminent damage to the structure, and that reconstruction can be accomplished following remedial work to adequately support the features. Staff finds the temporary removal of the chimneys and reconstruction to be most appropriate as an effort to preserve the whole of the historic structure.

**RECOMMENDATIONS:** Staff does not recommend approval of permanent removal based on findings b and c. Staff recommends temporary removal, structural reinforcement, and reconstruction consistent with the Guidelines.

**PUBLIC COMMENT:** None.

**1<sup>st</sup> MOTION:** Commissioner Cervantes moved to keep the profile of chimneys not necessarily the material. Commissioner Velasquez seconded the motion.

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

**ACTION:** **The MOTION FAILED with 4 AYES. 4 NAYS. 3 ABSENT.**

**2<sup>nd</sup> MOTION:** Commissioner Carpenter moved to temporary removal of 2 chimney remitting to structure foundation required and then put back to the chimneys with city standards. Commissioner Gibbs seconded the motion.

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

**ACTION:** **The MOTION FAILED with 4 AYES. 3 NAYS. 3 ABSENT. 1 ABSTAIN**

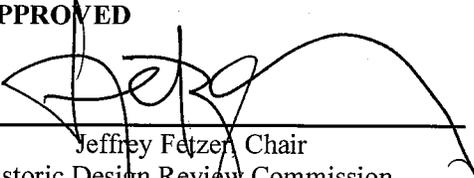
**3<sup>rd</sup> MOTION:** Commissioner Velasquez moved to approve construction of fake chimney with lightweight options that mimics the look of current chimney whether it be veneer brick and match the exact dimensions for interior fireplaces that supports structure and to submit material to staff before final approval, Commissioner Cervantes seconded the motion.

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

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

**ADJOURNMENT:** The meeting adjourned at 6:43 p.m.

**APPROVED**



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

Date: 6/15/22