

June 3, 2015

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**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
JUNE 3, 2015**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 P.M., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Guarino, Chair and the roll was called by the Secretary.

PRESENT: Laffoon, Cone, Lazarine, Salas, Rodriguez, Feldman, Judson

ABSENT: Guarino, Connor, Zuniga

Kathy Rodriguez, Deputy HPO, called for nominations for Chair Pro-tem.

Commissioner Feldman nominated Commissioner Cone.

No other nominations for Chair Pro-Tem. Nominations closed.

The vote was unanimous for Tim Cone as Chair Pro-Tem for HDRC.

- Chairman's Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

1. Case No. 2015-048	127 Crofton
2. Case No. 2015-206	214 Broadway
3. Case No. 2015-210	1011 S. Main Ave.
4. Case No. 2015-209	231 Washington
5. Case No. 2015-202	317 Lamar
6. Case No. 2015-216	524 E. Guenther
7. Case No. 2015-211	806 E. Guenther
8. Case No. 2015-207	630 E. Guenther
9. Case No. 2015-192	3903 N. St. Mary's
10. Case No. 2015-205	111 W. Jones Ave
11. Case No. 2015-226	115 W. Ashby
12. Case No. 2015-230	505 E. Evergreen
13. Case No. 2015-229	2031 W. Gramercy Pl
14. Case No. 2015-212	328 Leigh
15. Case No. 2015-214	426 Adams
16. Case No. 2015-204	411 Cedar
17. Case No. 2015-217	1283 E. Ashley
18. Case No. 2015-211	806 E. Guenther
19. Case No. 2015-231	636 Mission St
20. Case No. 2015-222	222 Donaldson Ave
21. Case No. 2015-208	1728 Potosi
22. Case No. 2015-221	2223 W. Mistletoe
23. Case No. 2015-220	940 Texas Ave.
24. Case No. 2015-223	9800 Airport Blvd
25. Case No. 2015-219	3700 W. Commerce
26. Case No. 2015-178	220 Broadway
27. Case No. 2015-213	653 Cincinnati
28. Case No. 2015-224	7888 Dave Erwin Dr.

Items 1, 4, 10, 11, 15, 16, 18, 19, 26 and 28 were pulled from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Laffoon to approve the remaining cases on the Consent Agenda based staff recommendations.

AYES: Laffoon, Cone, Lazarine, Salas, Rodriguez, Feldman, Judson

NAYS: None

THE MOTION CARRIED.

1. HDRC NO. 2015-048

Applicant: Nathan Manfred

Address: 127 Crofton

The applicant is requesting conceptual approval to:

1. Construct a two-story addition at the rear of the existing single family two-story house built in 1900 to replace a one story addition that was built in the late 1980's that is to be demolished. The applicant has submitted an application to receive administrative approval to demolish the rear addition as well as the existing one story side addition located on the north side of the original house, both of which were constructed in the late 1980's.
2. Construct a two story accessory structure to the south west of the primary structure. This accessory structure will consist of a garage with vehicular access for two vehicles (parked behind one another) with an art studio above.
3. Construct a two story accessory structure to the north west of the primary structure. This accessory structure will be used as a guest house.
4. Restore the front façade, including the two-story front porch of the primary house.

FINDINGS:

- a. This project has been reviewed by the Design Review Committee on February 10, 2015, February 24, 2015, and most recently May 26, 2015. This request was also heard by the HDRC on February 18, 2015, where it was referred to the February 24, 2015 Design Review Committee meeting. Most recently, the Design Review Committee noted that, the current elevations were much more appropriate, the proposed front setbacks were appropriate and consistent, the proposed density is problematic and the side setbacks in relationship to the northern property line is possibly problematic.
- b. According to the Guidelines for Additions, all additions should be located at the side or rear of the primary structure to limit views from the public right of way, additions should be designed to be in keeping with the existing, historic context of the block, additions should have a similar roof form and should feature a setback or other distinct feature to distinguish it from the primary existing structure. The applicant's request to locate the proposed addition at the rear of the primary structure is consistent with the Guidelines for Additions 1.A.
- c. In regards to scale, massing and form of residential additions, the Guidelines for Additions 1.B. states that additions should be subordinate to the principle façade, their footprint should respond to the size of the lot and the height of additions should be consistent with the height of the existing structure. The applicant's proposal of a rear two-story addition is consistent with the Guidelines.
- d. According to the Guidelines for Additions 3.A. and B., materials that match in type, color and texture should be used on additions to historic structures. The applicant has proposed materials of wood and Hardi Board siding with a standing seam metal roof to match that of the existing, historic structure. This is consistent with the Guidelines.
- e. Additions should be designed to reflect their time while representing the historic context of the primary structure and district. Architectural details that are in keeping with the architectural style of the original structure should be used as well as contemporary interpretations of traditional designs and details for additions. The applicant has redesigned many of the addition's architectural elements to become consistent with the Guidelines for Additions 4.A.ii. These elements include single pane double hung windows, wood six over six light double hung windows and the proposed complementary siding materials. This is consistent with the Guidelines.
- f. The applicant has proposed two accessory buildings to be located to the rear (west) of the primary structure. One accessory structure is to be a garage with access for two vehicles with an upstairs art studio and the other is to be a guesthouse. In regards to massing and form, new accessory structures should be designed to be visually subordinate to the principal historic structure in terms of their height, massing and form. Accessory structures should visually subordinate to the principal historic structure. The applicant has proposed for the accessory structures to be setback approximately 90' and 125 feet from the street and features heights that are generally subordinate to the principal historic structure's façade. This is consistent with the Guidelines for New Construction 5.A.i.
- g. Individually, the two accessory structures feature footprints of approximately 800 square feet for the garage and approximately 1,000 square feet for the guesthouse. The existing structure feature approximately 2,500 square feet of livable space. The footprint of the applicant's proposed accessory structures is consistent with the Guidelines for New Construction 5.A.ii.

h. According to the Guidelines for New Construction 5.A.iii., new garages and accessory structures should be designed in a manner that relates to the period of construction of the principle building on the property. The applicant has proposed to use wood siding, Hardie Board siding, Anderson fixed windows and a front (east) facing parapet that obscures the proposed sloped roofs from the public right of way. This is consistent with the Guidelines.

i. Previously, the applicant has proposed a window and door arrangement that left much of the proposed accessory structure’s facades blank. The applicant has redesigned the window and door arrangement to include additional windows to separate the proposed facades. The applicant has also incorporated a similar profile for the proposed windows and doors that will potentially be seen from Crofton at the public right of way. This is consistent with the Guidelines.

j. The applicant has noted garage carriage doors that are consistent with those found throughout the district. This is consistent with the Guidelines for New Construction 5.A.v.

k. The applicant has not specified to location of any mechanical equipment associated with the proposed construction of the garage and accessory building. The applicant is responsible for complying with the Guidelines for New Construction 6.A. and B. in regards to location and screening of mechanical equipment.

l. The applicant has proposed to restore the existing two-story front porch which is currently in disrepair. The restoration of the front porch will require the removal of the existing columns to complete the necessary foundation repairs prior to the two-story porch being reconstructed. The applicant has proposed to restore the two-story front porch with wood to match the original as well as to match the original detailing found on the decking, handrails and columns. This is consistent with the Guidelines. This is consistent with the Guidelines for Exterior Maintenance and Alterations 7.A. and B.

RECOMMENDATION:

Staff recommends conceptual approval of items #1 through #4 with the following stipulations:

- i. That the applicant address the east elevation’s blank wall on the bottom floor in the proposed bedroom space.
- ii. That the applicant provide more information regarding the window materials and detailing for the proposed accessory structures.
- iii. That the applicant provide more information regarding the location and placement of mechanical equipment.
- iv. That the applicant provide more information regarding the proposed reconstruction of the existing front porch including north and south elevations as well as column detailing.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Judson to grant conceptual approval with staff recommendations based on findings a through l.

AYES: Laffoon, Cone, Lazarine, Salas, Rodriguez, Feldman, Judson
NAYS: None

THE MOTION CARRIED

26. HDRC NO. 2015-178

Applicant: Anna Hudson

Address: 220 Broadway

The applicant is requesting a Certificate of Appropriateness for approval to rehabilitate the Traveler’s hotel at 220 Broadway.

FINDINGS:

- a. The Traveler’s Hotel is a local historic landmark.
- b. The existing, non-original storefront will be removed and replaced with an aluminum frame and glass storefront. The new storefront system will feature a marble knee wall to match the gray marble in the entry vestibule. Two non-operable doors with transoms will engage the visual storefront pattern along the pedestrian walkway. This meets the guidelines for exterior maintenance 10.A.&B.
- c. The existing awning will be repaired. A curved awning will be reconstructed to match an original entry feature over the main entrance (historic photographic evidence has been provided). This is consistent with the guidelines for the preservation of commercial facades 10.A.iii and 10.B.ii.
- d. The masonry will be repaired and cleaned as necessary. The NPS technical brief for masonry repair and cleaning will followed. A low pressure, water based cleaning method will be practiced. This meets the guidelines for exterior maintenance 2.A & B.

e. The southwestern edge of the Hotel’s cornice will be repaired. The material and design of the cornice will match the existing condition. This is consistent with the guidelines for exterior maintenance 10.A &B.

f. A pool will be constructed in the rear one-story roof (the roof is not visible from the street).

g. The applicant has completed a window survey to assess the condition of the existing windows. The condition assessment provides sufficient evidence to document the condition of the windows. The majority of the windows will be retained and repaired. The windows that have been documented as beyond repair will be replaced in-kind with wood windows to match the existing windows in terms of size, type, configuration, material, form, appearance, and detail. This is consistent with the guidelines for exterior maintenance 6A and 10.A.

h. The building will be painted, “Olive Grove”-green. The existing historic painted façade signage will be repainted. The historic painted, “Traveler’s Hotel” signs located on the north and west facades should be preserved. This is consistent with the Guidelines for signage 6.B.i.

i. A signage plan for the Hotel will be submitted at a later date.

RECOMMENDATION:

Staff recommends approval based on items a through i.

COMMISSION ACTION:

The motion was made by Commissioner Judson and seconded by Commissioner Laffoon to approve with staff recommendations based on findings a through i.

AYES: Laffoon, Cone, Lazarine, Salas, Rodriguez, Judson

NAYS: None

RECUSED: Feldman

THE MOTION CARRIED

28. HDRC NO. 2015-224

Applicant: Gary Dillard – The NRP Group

Address: 7888 Dave Erwin Dr. - Brooks

The applicant is requesting final approval to construct Phase II of the Landings apartment complex at Brooks City Base.

FINDINGS:

a. The request for demolition of building 185 and conceptual approval of new construction was approved on January 21, 2015.

b. The case has been to the DRC on two different occasions (April 7, 2015 & May 12, 2015).

c. The southwest corner of the property is within the limits of the School of Aerospace Medicine Historic District. The proposed landings apartment complex will consist of three different style buildings. The new student housing area will be composed of six buildings.

d. Only a portion of building No. 6 will be located within the School of Aerospace Medicine Historic District. Therefore, only building number six will be subject to design review.

e. The proposed massing of building No. 6 is rectilinear and horizontal. The horizontal dimension is at least twice as long as the vertical height and this consistent with guideline, 5.C.3.c. 1-3. Based on drawings and renderings submitted by the applicant, the design of the proposed new construction appears to be generally consistent with the character of the existing structures within the district. This is consistent with the School of Aerospace Medicine Design Guidelines 5.C1.

f. The side parking lot illustrated in the submitted design is consistent with 5.A.5.h. The guideline states that, “parking lots should be located on the rear or side of the building. The standard suburban model of parking adjacent to the front door should be avoided.”

g. The height of the proposed building exceeds 35 feet. This is not consistent with guideline, 5.C.3.c.4., which states that the height of new construction should not exceed 35 feet; however, the strong rectilinear shape still emphasizes the horizontality of the building.

h. The School of Aerospace Medicine Historic Design Guidelines, Chapter 5, Section 5.C.3.d. states that, "roofs shall be flat." However, Staff finds that the proposed low-sloped, asphalt-shingled roof would be appropriate. The guidelines recommend a flat roof, but the applicant is proposing a slightly sloped parapet to conceal mechanical equipment. The DRC addressed the issue of the sloped roof and the applicant has worked with the committee to mitigate its visual presence.

i. The exterior wall materials will consist of brick and stucco. The proposed brick shall match the existing terracotta colored brick used in the surrounding buildings. This is consistent with recommended exterior wall materials as stated in guideline 5.C.3.e.4. The proposed stucco finish is prohibited per guideline 5.C.3.e.4., which states that, "Cementitious stucco, synthetic stucco, or EIFS systems, tilt wall, fiber cement siding, wood siding, exposed concrete block are prohibited." The design guidelines state, "New construction shall be brick masonry, aluminum storefront, glass, pre-finished metal spandrel panels, or ceramic tile panels similar to materials on the historic campus." Though the guidelines do not permit the use of stucco, the proposed finish and colors of the stucco appear to be compatible within the historic district.

j. The window patterns are appropriate and are more vertical than horizontal and are sympathetic to the original character of the campus. This is consistent with 5.C.3.g.4-5. The proposed aluminum windows are consistent with the guideline, 5.C.3.7. This guideline states that, "Windows shall be clear anodized window and/or storefront systems, including doors."

RECOMMENDATION:

Staff recommends approval based on items a through j.

COMMISSION ACTION:

The motion was made by Commissioner Judson and seconded by Commissioner Rodriguez to approve with staff's recommendation based on findings a through j.

AYES: Laffoon, Lazarine, Salas, Rodriguez, Judson, Feldman

NAYS: None

RECUSED: Cone

Commissioner Rodriguez left HDRC at 3:30 p.m.

4. HDRC NO. 2015-209

Applicant: Lewis Fisher/Fisher Heck, Inc.

Address: 231 Washington

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

Construct a new two-story accessory structure, screened porch and carport at 231 Washington. The new construction will feature a stone retaining wall, stone walls, board and batten siding, stone guardrails, glass guardrails, wood windows and doors, a screened porch, stone steps and a standing seam metal roof.

FINDINGS:

a. The applicant received an HDRC Certificate of Appropriateness on August 6, 2014, to restore and screen in the rear porch and balcony based on photographic evidence, to construct a small rear addition, to construct a two-story accessory structure on the rear property line and to install an additional curb cut on Washington, a circular gravel driveway, a wood front yard fence and a stone rear wall. The current request is for a Certificate of Appropriateness for the redesign of the previously approved two story accessory structure at the rear of the property. The design has changed in materials, massing and form.

b. The existing accessory structure was constructed circa 1985 and has received approval for demolition as a noncontributing building.

c. The rear of this property abuts the eastern bank of the San Antonio River and publicly-owned portions of the River Walk. As proposed, the carriage house will be constructed along the rear property line abutting the river. This is allowable by UDC Section 35-516(c) and is also in keeping with historic development patterns for similar properties in King William that are located along the river consistent with the Guidelines for New Construction 5.B.ii. However, there is general concern regarding the potential impact of the new construction to the existing topography and vegetation on the publicly-owned portions of the River Walk. A right-of-way permit will be required for any construction activity to take place outside of the private property. The applicant has indicated that there is a desire to protect and maintain the existing vegetation.

d. The Guidelines for New Construction 5.A.i. states that new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing and form. The applicant has proposed for the new construction to be at the rear of the site, set back from the historic structure. While at a height of approximately 26' tall, given its location and the overall height of the other historic structures on the site, staff finds that the current proposal is consistent with the Guidelines.

e. The footprint of the carriage house is less than 40% of that of the primary structure, consistent with the Guidelines for New Construction 5.A.ii.

f. The applicant has proposed materials consisting of board and batten siding, stacked stone, stone and glass guardrails and a standing seam metal roof. These materials are consistent with the Guidelines for New Construction 5.A.iii.

g. The applicant has proposed to include wood windows and doors that are complementary to those currently existing in the historic structures as well as a wood garage door. This is consistent with the Guidelines for New Construction 5.A.iv. and v.

h. With the approval of the previous design, the applicant provided information regarding access to the proposed new accessory structure as well as landscaping information, however no updated information has been provided with the new design. Staff recommends that the applicant provide landscaping information and site access information that is consistent with the Guidelines for Site Elements for the newly proposed accessory structure prior to receiving a Certificate of Appropriateness.

RECOMMENDATION:

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

- i. That the applicant provide a detailed landscaping plan.
- ii. That the applicant provide an updated site plan noting any changes from the previously approved site plan.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Judson to approve with staff recommendations based on findings a through h.

AYES: Laffoon, Cone, Lazarine, Salas, Feldman, Judson

NAYS: None

THE MOTION CARRIED

10. HDRC NO. 2015-205

Applicant: Alamo Manhattan River Walk LLC

Address: 111 W. Jones Ave.

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

Construct a six level multi-family structure at 111 W Jones that is to contain ground level commercial space and two levels of underground parking.

FINDINGS:

a. The applicant received conceptual approval for both the site plan and the landscaping plan on December 3, 2014. The applicant then met with the Design Review Committee on January 27, 2015 regarding façade arrangement and building elevations. The applicant received conceptual approval of these requests on February 4, 2015.

b. The proposed development will occur on an undeveloped lot. The applicant is responsible for coordinating with the City Arborist's office in regards to the replacement of any trees that may be removed during construction.

c. The proposed development is consistent with the UDC Section 35-672 in regards to pedestrian circulation and automobile access as well as section 35-673 in regards to solar access, building orientation, topography and drainage, riverside setbacks, landscape design, plant materials, paving materials, site wall and fences, street furnishings, lighting, curbs and gutters, access to the public pathway along the river, buffering and screening, service areas and mechanical equipment and bicycle parking.

d. The UDC Section 35-674 addresses Building Design Principles, specifically architectural character, mass and scale, height, materials and finishes, façade composition, staircases, awnings, canopies and arcades. The applicant has previously provided information noting that each of these requirements had been met and that the current proposal is consistent with the UDC.

e. The applicant received conceptual approval of the proposed façade arrangement on February 4, 2015. The applicant's documents were consistent with the UDC at that time, however, that approval included two stipulations. The first was for the applicant to alter the proposed color of the vinyl windows to a more natural color, similar to that of the metal wall panels and brick veneer and that the applicant explore alternative façade arrangements and/or materials at the northwest corner of the W Jones façade where brick has been proposed in the storefront bays.

f. Staff finds that the applicant has provided information to meet both of the above stipulations including the use of tan vinyl windows that relate more to the other proposed material colors and the rearrangement of the W Jones façade which includes the removal of the previously proposed vertically oriented brick bays and the proposal of a new façade arrangement that includes a horizontally oriented façade arrangement. This is consistent with the UDC.

g. While the primary use of this structure will be residential, a commercial component has been proposed that includes restaurant space. All signage, including signage for the residential development and commercial space must comply with UDC Section 35-678 and be approved by the HDRC.

h. The property is within the River Improvement Overlay District, is adjacent to the San Antonio River, and is in close proximity to a recorded archaeological site, 41BX1817. Therefore, archaeological investigations shall be required for the project area.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through h with the following stipulation:

- i. An archaeological investigation is required.
- ii. That the applicant coordinate with the San Antonio River Authority regarding storm water control measures, access to parks, landscaping and maintenance boundaries.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Judson to approve with staff recommendations based on findings a through h.

AYES: Laffoon, Cone, Lazarine, Salas, Feldman, Judson

NAYS: None

THE MOTION CARRIED

11. HDRC NO. 2015-226

Applicant: Tom Stolhandske

Address: 115 W. Ashby Pl

The applicant is requesting a Certificate of Appropriateness to install three strands of barbed wire at 6" apart on top of an existing wrought iron fence along the back property line.

FINDINGS:

a. Consistent with the Guidelines for Site Elements, fences should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fences should respond to the design and materials of the house or main structure. Fences featuring barbed wire are not historically found or in keeping with the character of the Monte Vista Historic District.

b. As recommended by the Guidelines for Site Elements, new fences should be constructed of materials similar to fence materials historically used in the district. Materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure should be selected. The proposed installation of barbed wire is not consistent with other fences found historically in the district in terms of materials. The proposed barbed wire is not similar in scale, texture, or form to materials used historically within the district for the construction of fences.

c. According to Section 35-514 of the UDC, barbed wire in historic districts may be permitted in private non-residential facilities when approved by the HDRC and after receiving an administrative exception issued by the Development Services Department. Barbed wire installation may be allowed when no more than three strands are placed at the top of any fence over six feet in height, provided such strand or strands slant away from the street or adjoining property and toward the property, the uppermost strand of barbed wire is no more than eighteen inches higher than the top of the fence, and not over ten feet from ground level.

RECOMMENDATION:

Staff does not recommend approval based on findings a-b. If the HDRC approves the request, staff recommends the following stipulations:

- a. No more than three strands are placed
- b. The strands slant away from the adjoining property
- c. The top strand is maximum 18" higher than the fence
- d. The overall fence height does not exceed 10 ft.

COMMISSION ACTION:

The motion was made by Commissioner Salas and seconded by Commissioner Laffoon to grant denial based on findings a and b.

AYES: Laffoon, Cone, Lazarine, Salas, Feldman, Judson

NAYS: None

THE MOTION CARRIED

15. HDRC NO. 2015-214

Applicant: Charles Schubert

Address: 426 Adams St.

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

Construct a new, single-family residence with a building footprint of approximately 2,777 square feet. The house will feature an office and guest room above a detached two car garage. Materials are to include limestone, board and batten siding, plaster, a standing seam metal roof, wood doors and windows and a decomposed granite driveway.

FINDINGS:

- a. This request is for a currently vacant lot which was once addressed as 430 Adams. Since receiving the conceptual approval of this design on April 2, 2014, this property has been readdressed to 426 Adams.
- b. In regards to façade orientation and setbacks, the applicant has proposed to maintain the historic precedent along Adams by aligning the proposed setback to be consistent with those of the existing houses. This is consistent with the Guidelines for New Construction 1.A.i.
- c. Regarding building mass and form, the Guidelines for New Construction 4.A. states that new construction should feature a similar height and scale to the historic structures throughout the neighborhood. At approximately twenty (20) feet in height featuring one floor of residential space, the proposed house is consistent with the Guidelines. At the same height, but featuring two floors, the proposed rear, detached garage is also consistent with the Guidelines 5.A. in regards to its massing and form, orientation and setback.
- d. The applicant has proposed a side gable roof and a galvalume finish standing seam metal roof. This is consistent with the Guidelines for New Construction 2.B.i. and 3.A.iv.
- e. According to the Guidelines for New Construction 3.A.i., materials that complement the type, color and texture of materials found traditionally in the district should be used during new construction. The applicant has proposed materials that include limestone, board and batten siding, plaster, wood doors and wood windows. The applicant’s proposed materials are consistent with the Guidelines.
- f. A stipulation for the conceptual approval of the new construction was for the applicant to provide more information to staff regarding the proposed driveway materials and their permeability. The applicant has proposed for the driveway to be paved with decomposed granite. This is consistent with the Guidelines for Site Elements 5.B.i. and 5.B.ii.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through f.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Judson to approve as submitted based on findings a through f.

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AYES: Laffoon, Cone, Lazarine, Salas, Feldman, Judson

NAYS: None

THE MOTION CARRIED

16. HDRC NO. 2015-204

Applicant: Manuel Garcia

Address: 411 Cedar St.

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

1. Install a new concrete driveway that is to be 12 feet wide by 61 feet long.
2. Remove the broken concrete from the existing walkway and install a new concrete walkway that is to be 35 feet long by 5 feet wide.
3. Receive Historic Tax Verification.

FINDINGS:

- a. The applicant has proposed to install a new concrete driveway where an existing informal driveway of dirt and loose gravel currently exists. The applicant has noted that the proposed driveway is to be 12 feet in width and 61 feet in length. According to the Guidelines for Site Elements 5.B., historic driveways are typically no wider than 10 feet. Curb cuts and approaches are often wider than historic driveways in order to accommodate a vehicle's turning radius, however this should not impact the width found historically on a particular property or throughout the district. Staff recommends that the applicant adhere to a driveway width of 10 feet.
- b. According to the Guidelines for Site Elements 5.A., repaired sidewalks and walkways should match the existing in color, materials, width and alignment. At a proposed width of 5 feet, the replacement walkway does not match the existing in width and is not consistent with the Guidelines. Staff recommends that the applicant retain the existing, historic walkway width.
- c. This property received Historic Tax Certification on October 1, 2014.
- d. The applicant has met all requirements of the City's Tax Verification process as described in Section 35-618 of the Unified Development Code and has furnished evidence to that effect to the Historic Preservation Officer.
- e. The approval of Tax Verification by the HDRC in 2015 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2016.

RECOMMENDATION:

Staff recommends approval based on findings a through e with the stipulation that the applicant retain the existing concrete sidewalk width and that the proposed new driveway be no wider than ten feet.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Judson to approve with staff recommendations based on findings a through e.

AYES: Laffoon, Cone, Lazarine, Salas, Feldman, Judson

NAYS: None

THE MOTION CARRIED

18. HDRC NO. 2015-211

Applicant: Jason Hull

Address: 806 E. Guenther

Withdrawn at the applicant's request.

19. HDRC NO. 2015-231

Applicant: Jeffrey Szarek

Address: 636 Mission St.

The applicant is requesting a Certificate of Appropriateness for approval to remove two mature crape myrtles in order to replace the concrete walkway at 636 Mission St. The concrete walkway and landing will be replaced with matching concrete and leveled to eliminate current trip hazards. The walkway will also be positioned to ensure proper water drainage away from house.

FINDINGS:

- a) Generally, removal of mature trees can have a negative impact on the character of a historic district. Every attempt should be made to protect and maintain mature trees that are in good health consistent with the Guidelines for Site Elements 3.D.i.
- b) Should the trees be removed from necessity, replacement trees should be selected and planted consistent with the Guidelines for Site Elements 3.D.ii.
- c) The proposed walkway and landing replacement will match the existing walkway in materials, dimension and alignment consistent with the Guidelines for Site Elements 5.A.

RECOMMENDATION:

Staff recommends that every attempt be made to replace the walkway without removing the trees. If damaging the trees to a point at which they must be removed is required in order to replace the walkway, then staff recommends approval with the stipulation that trees of a similar variety are replanted on the property based on finding b.

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Judson to reset to June 17, 2015 to allow the applicant to be present.

AYES: Laffoon, Cone, Lazarine, Salas, Feldman, Judson

NAYS: None

THE MOTION CARRIED

29. HDRC NO. 2015-215

Applicant: Mario Marzocchi

Address: 623 E. Commerce

The applicant is requesting conceptual approval to:

Construct a 6,500 square foot structure to be known as “The Mother of the America’s” that is to be set back 65’ from E Commerce. The proposed height from grade to the top of the parapet will be 30’ – 6”. The height from the top of the parapet wall to the overall height of the spire is 12’ – 0” for an overall height of approximately 42” above grade. Materials are to include limestone, cast stone, a standing seam metal roof and a brick paved plaza and landscaping between the proposed new construction and the existing Rectory. The applicant has also proposed parking for five vehicles.

FINDINGS:

- a. The applicant has proposed to construct the new structure at the north east corner of the site, which is to the side and rear of the existing, historic structure. The proposed new construction is to be set back 65’ from E Commerce and is to be oriented toward E Commerce. Staff finds that the proposed setback is appropriate and that the proposed building orientation is consistent with the Guidelines for New Construction 1.A.ii.
- b. According to the Guidelines for New Construction 2.A., new construction should feature a height and scale that are consistent with those of nearby historic buildings. The applicant has proposed for the overall height of the proposed new construction to be approximately 42’ tall and feature similar floor heights as the neighboring structures. This is consistent with the Guidelines.
- c. The applicant has proposed instances where a sloped standing seam metal roof is to be used along with a flat roof that will be behind a parapet wall. This is consistent with the Guidelines for New Construction 2.B.i.
- d. In regards to windows and doors, the applicant has proposed window and door openings that are consistent in size with those of the existing structures on the site, however, the applicant has proposed for the new structure to feature aluminum framed windows. While aluminum framed windows would create a visual indication of the structure’s new age, staff finds that more depth should be given to the façade through the use of these windows to prevent a “storefront” appearance. Staff recommends that the applicant inset each aluminum window at least two to three inches within the exterior walls.

e. The applicant has proposed complementary materials such as cut native limestone, cast stone window sills and eyebrows, cast stone cornices and a standing seam metal roof. Each of these proposed materials either match those of the existing church or Rectory. These proposed materials are consistent with Guidelines for New Construction 3.A. The applicant has also proposed the use of cast stone quoins. Staff finds that this element creates a false sense of history and recommends that the applicant remove those from the proposed structure.

f. According to the Guidelines for New Construction 4.A., new buildings should be designed in a manner that reflects their time while respecting the historic context, incorporate architectural details that are in keeping with the predominant architectural styles in the vicinity and should potentially integrate contemporary interpretations into the new construction. The applicant has incorporated various materials that are complementary to the existing, historic structures, but has also introduced contemporary interpretations including a more modern massing, a contemporary sloped roof canopy sheltering a second level terrace, contemporary window openings on the side of the structure and a modest cast stone cornice. This is consistent with the Guidelines.

g. The applicant has not noted the location of any mechanical equipment. The Guidelines for New Construction 6.A. states that the location of mechanical equipment should not be located where clearly visible from the public right of way. The applicant is responsible for complying with this.

h. The applicant has proposed to remove a portion of the existing asphalt parking lot and to replace it with a brick plaza that will extend from the proposed new structure to the side and rear of the existing Rectory and terminate at the side of the existing church. Staff recommends that the applicant provide more information regarding this proposed brick plaza including information regarding landscaping materials and the incorporation of plantings.

i. The applicant has proposed to reconfigure the existing asphalt driveway which currently accommodates parking for approximately 15 vehicles. The applicant has proposed for the new, reconfigured asphalt parking lot to contain parking for 5 vehicles, including one handicapped parking space. Through this reconfiguration, the amount of asphalt on the site would be slightly reduced. This is consistent with the Guidelines, however the applicant should introduce a screening elements to screen the existing/proposed parking from the public right of way along E Commerce. The applicant should refer to the Guidelines for Site Elements, 7.B. regarding off street parking.

j. The property is within the Alamo Plaza National Register District and the River Improvement Overlay District, is traversed by the Madre Acequia, has been reported in various sources as the possible site of the Battle of the Alamo funeral pyre and as one of the possible sites of the second location of Mission San Antonio de Valero, and is adjacent to the historic Alameda (Commerce Street). Therefore, archaeological investigations shall be required for the project area.

RECOMMENDATION:

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

- i. That the applicant remove the proposed cast stone quoins from the proposed new construction.
- ii. That the applicant inset each aluminum window at least two to three inches within the exterior walls.
- iii. That the applicant buffer the existing/proposed parking from the public right of way along E Commerce.
- iv. Archaeological investigations shall be required for the project area.

COMMISSION ACTION:

The motion was made by Commissioner Judson and seconded by Commissioner Feldman to grant conceptual approval with staff recommendations based on findings a through j.

AYES: Laffoon, Cone, Lazarine, Salas, Feldman, Judson

NAYS: None

THE MOTION CARRIED

30. HDRC NO. 2015-225

Applicant: Anya Bartay

Address: 1008 Dawson

The applicant is requesting conceptual approval to construct a one story single family house on a vacant lot. The proposed house will have a gable single roof and hardi plank siding.

FINDINGS:

- a. The project was reviewed by the Design Review Committee on May 12, 2015, at that time the Committee recommended orienting the house towards Dawson Street, add a stoop porch to relate better to other historic facades, submit a site plan, show the sidewalk and parking in the rear. The applicant has revised the drawings to meet the DRC recommendations.
- b. Consistent with the Guidelines for New Construction, front facades of new buildings should align with the front faces of adjacent buildings. Although only one house exists on this block of Dawson, the front setback pattern on adjacent blocks to the west and east along Dawson is fairly consistent and should be preserved. Adjacent houses have an approximate 30ft front setback while the proposed new house has over 40ft. The proposed design is not consistent with the guidelines.
- c. According to the Guidelines for New Construction, new buildings should be oriented towards the street, have a similar height and scale to nearby historic structures, and similar foundation heights. The proposed design is consistent with the guidelines in scale, mass, height, and foundation height.
- d. The Guidelines for New Construction recommend new buildings have roof forms including pitch, overhangs, and orientation that are consistent to those predominantly found on the block. Although the proposed roof is consistent with the guidelines in pitch and orientation, the overhang dimension does not match adjacent historic roofs.
- e. As recommended by the Guidelines for New Construction, window and door openings should have a similar proportion of wall to window space as typical nearby historic facades. Window and door openings 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 structures. In addition, large areas of blank walls should be avoided. The proposed window sizes and fenestration pattern is not similar to adjacent historic facades and is not consistent with the guidelines.
- f. Consistent with the Guidelines for New Construction, materials should complement the type, color, and texture of materials traditionally found in the district. The majority of houses within the Dignowity Hill Historic District are clad in wood siding. Although the proposed hardi plank siding may be consistent with the guidelines if detailed appropriately, wood siding would be more in keeping with the historic district.
- g. According to the Guidelines for Site Elements, the historic alignment of walkways should be followed. Houses in the Dignowity Hill Historic District typically have a linear walkway in the front yard leading from the sidewalk to the front porch. The proposed access from the alley is not in keeping with the guidelines.
- h. As recommended by the Guidelines for Site Elements, historic driveway configurations should be preserved. New driveways should have a similar configuration in materials, width and design to those historically found. There is no strong pattern for the configuration of driveways along this area of Dawson Street since most houses do not have a driveway. Accessing the property through the side alley is consistent with historic configurations of driveways in other areas of the historic district; however the driveway should be located behind the house in order to preserve the continuity of Dawson Street.

RECOMMENDATION:

Staff does not recommend approval at this time based on findings a-h. Staff recommends the following:

- a. The front setback matches adjacent properties
- b. Fenestration pattern and window proportions are revised to be more consistent with adjacent historic facades
- c. Information on window and door material and detailing is submitted for approval
- d. No ridge vent is used
- e. Roof overhang matches adjacent historic roofs in dimension and detail
- f. Hardi plank siding is properly dimensioned, finished and textured
- g. A linear walkway is installed in the front yard leading from the sidewalk to the front door
- h. The driveway is located behind the house and is no wider than 10ft

COMMISSION ACTION:

The motion was made by Commissioner Feldman and seconded by Commissioner Judson to grant conceptual approval with staff recommendations based on findings a through h.

AYES: Laffoon, Cone, Lazarine, Salas, Feldman, Judson

NAYS: None

THE MOTION CARRIED

June 3, 2015

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31. HDRC NO. 2015-228

Applicant: Marcelo Andonie

Address: 929 E. Crockett St.

Postponed.

32. HDRC NO. 2015-218

Applicant: Alicia Garza

Address: 1950 W. Magnolia

Reset to June 17, 2015

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 4:40 P.M.

APPROVED



Tim Cone
Chair Pro-Tem

