

# HERITAGE COMMISSION

## MINUTES

December 19, 2006

**Members Present:** Brian Chaput  
Doug Cargo  
Janice Cline  
Jim Hiegel  
Justin Nichols, Chair  
Clinton Osteen  
Pat Warren

**Staff Present:** Jeff Zimmerman, Planning and Information Manager  
Joseph May, Senior Planning Technician

### **Call to Order**

Chairperson Nichols called the meeting to order at 6:00 p.m., in accordance with the Texas Open Meetings Act. He led the attendees in the Pledge of Allegiance and the Texas Pledge.

### **Agenda Item No. 1 – General Comments**

No speakers.

### **Agenda Item No. 2 – Approval of Minutes (November 28, 2006)**

#### **Description:**

The minutes of the last meeting were included in the packet for review.

#### **Action**

Motion: Approved as submitted

1<sup>st</sup>: Pat Warren

2<sup>nd</sup>: Jim Hiegel

Vote: 6-0

Members Voting: Cargo, Cline, Hiegel, Nichols, Osteen and Warren

### **Agenda Item No.3 -- Certificate of Appropriateness for New Construction, Lexington Development, 16<sup>th</sup> Street, Haggard Park (H-20)**

**Applicant/Presenter: Lexington**

**Case #: CA-12-06-024**

#### **Description:**

This item was denied without prejudice in November so that a committee of the Commission, the applicants, nearby homeowners and staff could discuss the matter in more detail. The developer has resubmitted the application with revised architectural elevations. The new drawings differ from the ones submitted in November in the following ways:

1. Roof Line Treatment – The roofline on the gabled projections on Buildings A and B have been raised to match the main roofline of the building, and the pitch of the roof has been increased. Dormers on the front elevations have been removed. Dormers on the back have been made full roof dormers, rather than wall dormers.
2. Eaves and Overhangs – The overall style of the buildings has returned to "Queen Anne," so the shallower overhangs are appropriate, but the cornice has been enlarged and gable returns have been added back.
3. Window and Door Treatments – The windows have been made narrower and taller to be more consistent with Queen Anne styling. The windows are now 1-over-1 configuration as well. The front doors are to be wood framed with a single, rectangular window.
4. Porch Treatments – The applicant has removed the brick porch plinths and added a full-height boxed column and cutwork railing, consistent with "Folk Victorian" styling.
5. 16th Street Facades - These elevations have been changed to be more consistent with the original concept drawings, including a wrap-around, partial-width porch and front doors facing the street.
6. Height of Building C – Building C, which is north of Building A on the west side of the subdivision was shown as a three-story building on the November submittal and conflicts with the height requirements of the Heritage Resource District. The applicant agreed to replace it with the same two-story design proposed for Building D.

The applicant proposes construction of new townhouses on the lot as shown on the layout plan. It is part of the larger "Rice Field development." The homes will be 2 1/2 stories on a raised foundation. There will be two rows of houses facing inward to each other, on either side of a new street. The south end of each of the rows of townhouses will face 16th Street. These are Buildings "A" and "B." Please see layout plan.

The Heritage Commission approved the property layout and concept plan for the exterior of two buildings adjacent to 16th Street on October 25, 2005. The Commission agreed to concentrate final review on the southern portion of the lot back to the rear lot lines of the adjoining 16th Street properties. The Commission, however, did express interest in how this portion would relate to the architecture of the remainder of the project and requested elevations or sketches of these buildings at the time of final approval. Other stipulations were that more fenestration (windows) be added to the turrets if the turrets were not removed and that the porch posts be either battered if Craftsman style was chosen or turned if Queen Anne style was chosen. The applicant focused on the Craftsman style in its November submittal, but this proposal is more consistent with Queen Anne characteristics.

The two adjoining 16th Street properties are both commercial uses, one is new construction built under the district's design guidelines and the other is a non-contributing building.

The exterior materials will include brick veneer at the base and cementitious siding to imitate wood on the upper floors with a 6" exposure. It will be painted as submitted. The windows will be vinyl simulated divided light.

Buildings "C" and "D" will be partially on the lot within the Heritage District, but will be on the interior of the development and, for the most part, not visible from 16th Street or G Avenue. They will be of simpler design with brick facades. The design is more like commercial buildings of the period, except they include porches and bay windows.

**Recommendations:**

Approve as submitted.

**Action:**

Speakers: Melissa O'Neal, Pam Hatcher, Clinton Haggard

Comments: Mr. Cargo and Mr. Chaput served as a committee that presided over a meeting on December 6, 2006 to cover a broad range of concerns raised by the commission and nearby property owners. Mr. Cargo indicated that this submittal was consistent with the discussion that occurred on December 6<sup>th</sup>. He was particularly glad that the elevation facing 16<sup>th</sup> Street had been modified and included doors facing the street. The south elevations had been a concern of the commission all along. (The committee's written report was included in the packet.)

Nearby residents and property owners indicated that the concerns discussed with the applicants at the December 6<sup>th</sup> committee meeting had been addressed appropriately.

Motion: Approve as submitted

Stipulations: None

1<sup>st</sup>: Pat Warren

2<sup>nd</sup>: Janice Cline

Vote: 6-0

Members Voting: Cargo, Cline, Hiegel, Nichols, Osteen and Warren

Approved as submitted 6-0.

**Agenda Item No. 4 -- Nomination and Election of Vice-Chairman**

**Applicant/Presenter: Staff**

**Description:**

At its November meeting, Chairman Nichols called for nominations. Janice Cline was nominated, and the Commission voted to table the election to give Ms. Cline the opportunity to accept the nomination.

**Discussion:**

After receiving clarification on the responsibilities and expectations for the position, Ms. Cline indicated that she was willing to serve as Vice Chair.

**Action:**

Motion: To close the discussion and move to nominate Janice Cline as Vice Chairman

Stipulations: None

1<sup>st</sup>: Doug Cargo

2<sup>nd</sup>: Jim Hiegel

Vote: 6-0

Members Voting: Cargo, Cline, Hiegel, Nichols, Osteen and Warren

**Agenda Item No. 5 – Staff/Commissioner Reports, Committee Appointments, and Items for Future Agenda**

The commission decided to discuss broadening the scope of conditions under which it will consider the deliberation of additional grant funds.

The commission also decided to discuss timing for the tax exemption survey in January. Staff will provide preliminary training at the meeting.

**Adjournment**

Motion: Move to adjourn

1<sup>st</sup>: Doug Cargo

2<sup>nd</sup>: Clint Osteen

Vote: 6-0

Members Voting: Cargo, Cline, Hiegel, Nichols, Osteen and Warren

Notes: The meeting was adjourned at 7:10pm

---

Justin Nichols, Chair