

Jared Horsford, Chair  
Kathyl Anderson, Vice Chair  
David Driskill  
Tamra Walker  
Gretchen Scott  
Aaron Rivera



Tina Stevens  
Betty Wheeler  
Samuel Krier  
Mark Sanders

**Urban Design and Historic Preservation Commission Agenda**  
**Regular Meeting**  
**October 15, 2019**  
**5:30pm**  
**Council Chambers**  
**1625 13<sup>th</sup> Street, Lubbock, Texas**

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The Urban Design and Historic Preservation Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City of Lubbock at 806-775-2108, email [gdiroz@mylubbock.us](mailto:gdiroz@mylubbock.us), or write to P.O. Box 2000, Lubbock, Texas, 79457, at least 48 hours in advance of the meeting.

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1. Regular Agenda
2. Call to Order - Welcome and Introductions
3. Public Comment - Any citizen wishing to appear before a regular meeting of the Urban Design and Historical Preservation Commission regarding any matter posted on the Urban Design and Historical Preservation Commission Agenda, shall complete the sign-up form provided at the meeting, no later than 5:30 p.m.
4. Approval of Minutes
  - 4.1 September 17, 2019, Regular meeting
5. Certificate of Appropriateness- Public Hearings  
*[Urban Design and Historic Preservation Commission has final authority for approval.]*
  - 5.1 Request of Griffins Contracting for Seth Teeters  
Consider a request for a roofing permit with the South Overton National Historic District:
    - 2308 18<sup>th</sup> Street, located north of 19<sup>th</sup> Street and west of Avenue W, Overton Addition, Block 80, Lot 21.
6. Informational Items
  - 6.1 Update on the Unified Development Code.
  - 6.2 Window Rehabilitation Workshop(s).

## URBAN DESIGN AND HISTORIC PRESERVATION COMMISSION

**Regular Meeting**  
**September 17, 2019 at 5:30 p.m.**  
**1625 13<sup>th</sup> Street, Lubbock, Texas**

**Members:** Jared Horsford, Tamra Walker, Tina Stevens, Gretchen Scott, David Driskill, Mark Sanders and Sam Krier

**Members Absent:** Aaron Rivera, Kathyl Anderson, and Betty Wheeler

**Staff Present:** Kristen Sager, Ivan Gonzalez, and Gloria Diaz

**JARED HORSFORD** welcomed the board members and staff. He called the meeting to order at 5:30 p.m.

### 1. Public Comment

There were no comments during this time.

### 2. Approve the July 16, 2019 minutes of the Urban Design and Historical Preservation Commission.

**GRETCHEN SCOTT** moved for approval of the July 16, 2019 minutes. **MARK SANDERS** seconded the motion and the Commission members voted 6 (in favor) to 0 (in opposition) to approve the motion.

**DAVID DRISKILL** was not present during the approval of the minutes.

### 3. Certificate of Appropriateness - Public Hearings

*[Urban Design and Historic Preservation Commission has final authority for approval.]*

#### 3.1 Request of Bryan White Construction, LLC for Plainview Legacy Homes, LLC

Consider a request to remodel an existing accessory building within a Local Historic District at:

- 2805 19<sup>th</sup> Street, located south of 19<sup>th</sup> Street and west of Canton Avenue, Ellwood Place Addition, Block 9, Lot 3 and the west 11.1 feet of Lot 2.

**SENIOR PLANNER IVÁN GONZALEZ** gave a brief presentation of the request and discussed the staff report that was presented to the commission. The applicant is requesting a certificate of appropriateness for a proposed project on the south side of the property. The applicant plans to expand the accessory building into a personal office. Since the project is in conformance with the comprehensive plan principles and will not have a negative impact on the historic district, staff recommends approval of this project.

There was a discussion amongst the commission staff regarding the request. **SENIOR PLANNER IVÁN GONZALEZ** stated that the applicant would need to meet all of the requirements of the R-1 zoning district. They would only be able to have one (1) dwelling

unit, which is categorized by kitchen facilities. They do not have grandfathered status on dwelling units. He explained the requirements of a grandfathered status. He stated the commission is looking at the request to see if it is appropriate for a local historic district. The use would be dictated by the zoning code. The accessory building is supposed to be a personal office. The house is a rental unit. The owner is building it for the renter. If there were a business, an accessory dwelling unit or anything that operates on the property, it would go through the Code Enforcement process to rectify that.

**APPLICANT BRYAN WHITE**, 5423 42<sup>nd</sup> Street, stated Plainview Legacy Homes wants to expand the out building. The toilet area does exist and there is a small sink as you walk into the front door. It was remodeled in 2013 to match the house and the toilet and sink were added. It would not be used as a residential unit. It is currently a 300 sq. ft. structure and they would like to expand it.

No one spoke in favor or in opposition.

**TAMRA WALTER** moved to approve the request as presented by staff. **TINA STEVANS** seconded the motion and the Commission members voted unanimously to approve the motion as stated.

#### 4. Variance Requests- Public Hearings

*[Urban Design and Historic Preservation Commission has final authority for approval.]*

##### 4.1 Request of Garrison Signs for AKE Investments LLC

Consider a request to vary the *1999 Design Standards for Central Business District* regarding sign lighting within the CB-2 District at:

- 1012 19<sup>th</sup> Street, located north of 19<sup>th</sup> Street and east of Avenue J, Original Town Lubbock Addition, Block 229, Lots 5-12.

**SENIOR PLANNER IVÁN GONZALEZ** stated this is a variance to the central business district design standards to the lighting standards for signage. The property would be a used car sales lot. He discussed the rendering of the proposed signage. He stated the project would locate a sign that has internal illumination. If not approved, the applicant would have to provide indirect lighting and additional structures on a building that is up to a property line on 19<sup>th</sup> Street. Staff recommends approval.

There was discussion amongst the commission and staff regarding the lighting.

The applicant was not present. **INTERIM PLANNING DIRECTOR KRISTEN SAGER** stated the applicant would be on the way if they were needed. The board agreed to proceed without the applicant.

No one spoke in favor or in opposition.

**DAVID DRISKILL** moved to approve the request as presented by staff. **GRETCHEN SCOTT** seconded the motion and the Commission members voted unanimously to approve the motion as stated.

The meeting was **ADJOURNED** at 5:52 p.m.

Minutes Approved:

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Jared Horsford, Chair

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Planning Department

## Certificate of Appropriateness Request

## STAFF REPORT

**Property Address & Location:** 2308 18th Street, located north of 19th Street and west of Avenue W.

**Legal Description:** Overton Addition, Block 80, Lot 21.

**Applicant:** Griffins Contracting

**Property Owner:** Seth Teeters

**Current Zoning:** R-2, Two Family Residential

**Request(s):** Consider a request to reroof a non-contributing structure to the South Overton Historic District.

**Applicable Regulations:** City of Lubbock Ordinance 2012-00047

**Staff Recommendation(s):** Inconsistent with South Overton Design Guidelines.

**Recommended Conditions:** None

**Case Manager:** Iván Gonzalez, Senior Planner  
 806.775.2108 / [igonzalez@mylubbock.us](mailto:igonzalez@mylubbock.us)

**Exhibits:**

- A - Aerial Map
- B - Site Inventory Survey
- C - Applicant Supplemental Documents

**IMPORTANT DATES:**

- Date of Application: September 5, 2019
- Date of Future Hearings: Not applicable

**REQUIRED PUBLIC NOTICE:**

- Legal Notice, in compliance with Sec. 211.006: N/A
- Written Notice to Properties within 200' & School Districts (if required), in compliance with Sec. 211.007(c) and Sec. 211.007(c-1): N/A
- Meeting Agenda, in compliance with Open Meetings Act: October 10, 2019

**NOTIFICATION SUMMARY:**

SENT	RETURNED	IN FAVOR	IN OPPOSITION
N/A	N/A	N/A	N/A

**ZONING & LAND USE:**

LOCATION	ZONING	LAND USE
Subject Property	R-2	Single Family Home
North	R-2	Single Family Home
East	R-2	Single Family Home
South	R-2	Single Family Home
West	R-2	Single Family Home

**PREVIOUS LANDUSE DECISIONS:**

- May 3, 2012, Zone Case 2243-B: Created the South Overton Residential Historic District as a Specific Use Zone District.
- March 12, 1941, Original Zoning Ordinance: Established this area as Two Family Residential.
- February 7, 1921, Original Annexation Ordinance: Established this area as City of Lubbock.

**Options for Action - COA:**

- Approval
- Approval with Conditions
- Postponement
- Denial

*(Action by the UDHPC is a final action.)*

**ITEM SUMMARY:**

The applicant is requesting a Certificate of Appropriateness for a reroofing project within the South Overton National Historic District. This property is not a contributing structure to the National Register of Historic Places designation.

This property is located at 2308 18<sup>th</sup> Street. The primary structure was built in 1930 for J.W. Burleson at a cost of \$8,250.00. The architectural merit of the structure is medium and it is a good representation of Tudor or “English Type” house. The existing roof is a diamond/fish scale shaped asbestos shingle and the applicant is proposing to install a carriage house in order to retain the type of look that a diamond shingle would provide.

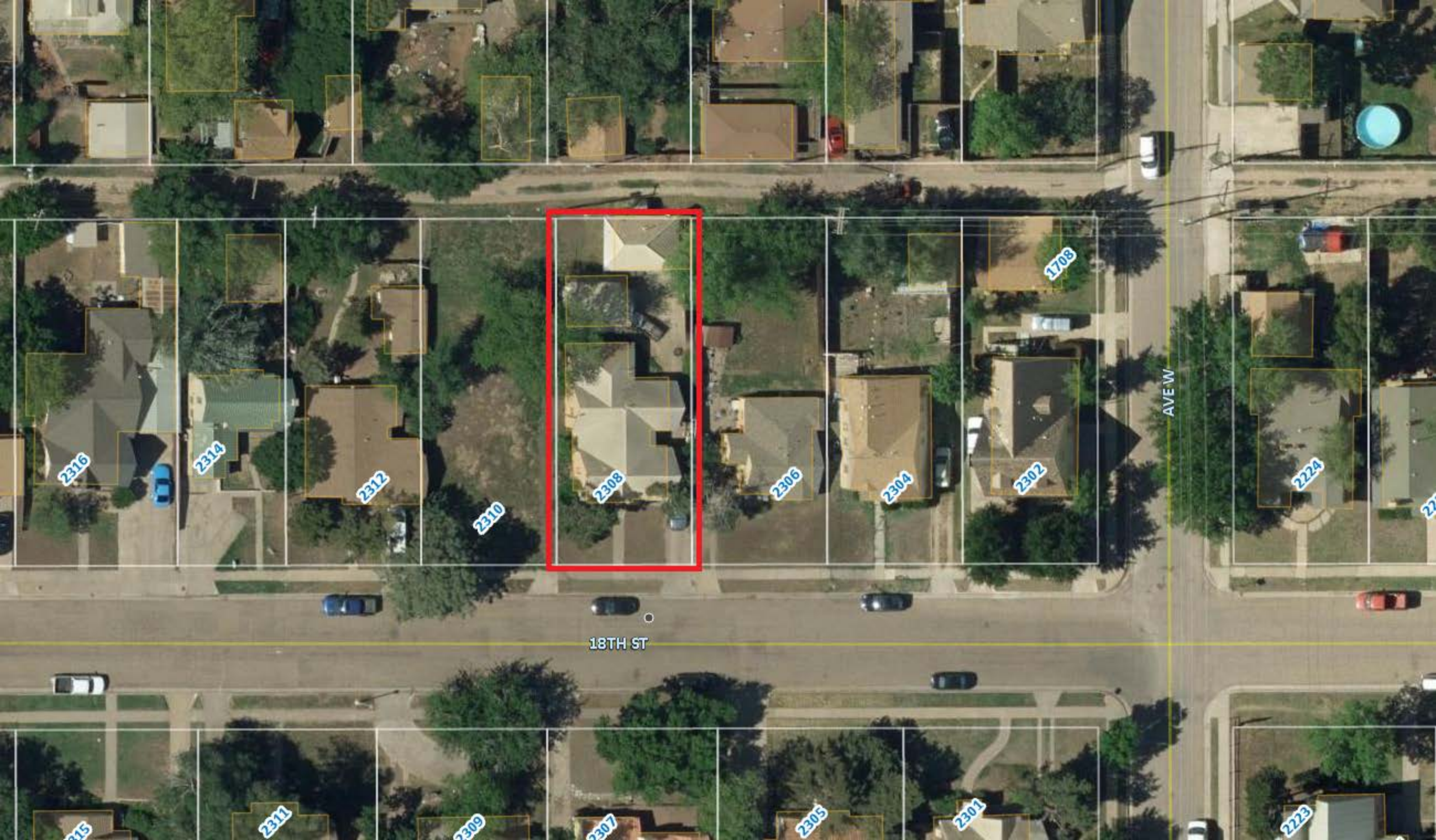
**CONSISTENCY WITH SURROUNDING AREA:**

This area of 18th Street is primarily made up of single family homes within the South Overton Historic District and this proposed project will not alter that.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN PRINCIPLES:**

The City of Lubbock Comprehensive Plan, Lubbock 2040 provides policy considerations regarding Neighborhood Preservation. The existing neighborhoods in Lubbock are a vital part of the community. It is important that these existing residential areas are protected as the City grows. This project is in conformance with the comprehensive plan principles and will not have a negative impact on the historic designation but is not consistent with the South Overton Design Guidelines or the Secretary of Interior’s Standards for Rehabilitation.





2316

2314

2312

2310

2308

2306

2304

2302

1708

2224

18TH ST

AVE W

2315

2311

2309

2307

2305

2301

2223



OVERTON SOUTH STUDY: 1978

I. IDENTIFICATION

- A. Name: Studler House
- B. Other name:
- C. Street address: 2308 18th
- D. Legal address: L. 21, Blk. 80



II. ARCHITECTURAL DATA

- A. Style: Tudor
- B. Architect or builder, date: J.J. Clements, contractor, 1930
- C. Quality of original workmanship  
(good, fair, poor)
- D. Quality of later workmanship  
(good, fair, poor)
- E. Description:  
One story brick house. Arcaded front porch has been enclosed to increase living area. Note high-pitched gables and elaborate chimney with corbelling and diagonal flues.
- F. Description of accessory buildings:  
Brick apartment in rear
- G. Significant landscape features:  
Juniper approximately 20' tall at front corners of house. Shrubs maintained in beds on either side of entrance. Wooden fence approximately 6' tall along back half of east property line, shrubs approximately 3' tall follow fence line to front of house.
- H. Physical condition:
  - 1. Structural soundness of building (good, fair, poor)
  - 2. Exterior maintenance (good, fair, poor)
  - 3. Interior maintenance (good, fair, poor)
  - 4. Site maintenance (good, fair, poor)
  - 5. Maintenance of accessory buildings (good, fair, poor)

*ijw*



### III. HISTORICAL DATA

This house was built for J.W. Burleson in 1930 at a cost of \$8,250.

### IV. LAND USE DATA

- A. Current zoning: R-2
- B. Present use: residential
- C. Type of business:
- D. Owner/renter occupancy: owner
- E. Single family or multi-family occupancy: single family plus rear apartment.
- F. Number of units: one house, one apartment
- G. Approximate number and age of occupants:
  
- H. Description of street and street furnishings:  
Asphalt street; sidewalk in good repair.

### V. RATING AND STATEMENT OF SIGNIFICANCE

- A. Architectural merit (low, medium, high)
- B. Historical merit (low, medium, high)
- C. Comments on historical and architectural ratings:  
This is representative of Tudor or "English type" houses.

### VI. REFERENCES

- Lubbock Architectural Survey and Inventory. Lubbock Comprehensive Plan, Report No. 7 Supplement 4, 1976. p. 129.
- Lubbock County Mechanics Liens Records, Vol. 15, p. 4.
- Lubbock City Directories.















## Iván Gonzalez

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**From:** Daniela Justus <griffinscontracting@jobnimbusmail.com>  
**Sent:** Thursday, September 5, 2019 3:29 PM  
**To:** Iván Gonzalez  
**Subject:** 2308 18th Street - Roofing Permit  
**Attachments:** 6-Feb-19\_1011dad.jpg; 9-Apr-19\_1165a8.jpg; 28-Jun-18\_1455xxt.jpg; 6-Feb-19\_1027xbc.jpg

Hello - thank you so much for helping us with this permit.

I have attached pictures of the house prior to construction, showing the asbestos shingle.

We propose going back with Certaineed Carriage House in Stonegate Gray - it is the closest match that we could find that fits within the price range provided for by the insurance company.

Here is a link to the manufacturer's website: [certainteed.com/residential-roofing/products/carriage-house/](http://certainteed.com/residential-roofing/products/carriage-house/) - you will see the Stonegate Gray color is the lightest gray option. A google search of "certainteed carriage house shingles" will also bring up a lot of photos of the installed product so that you can get a sense of what it looks like as a whole.

Please let me know if there is any additional information that I can send to you to help with this process.

Thank you again,

Daniela

[jnid:1plm15]

**WARNING: This message was sent from outside the City of Lubbock's email system.  
It could contain harmful attachments or links to harmful web pages.**

# CARRIAGE HOUSE<sup>®</sup>

Luxury  
Roofing Shingles



*Carriage House, shown in Stonegate Gray*

**CertainTeed**  
SAINT-GOBAIN





**NOTE:** Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.





# Slated for Perfection

From the sweep of a Victorian frame to the symmetry of a Colonial gable, the preservation of timeless architecture accented by steeply pitched roofs is a hallmark of the Carriage House® luxury shingle.

Carriage House has been painstakingly designed to evoke the unique hand-crafted look that is at home with our heritage. And the level of protection provided by Carriage House's super heavyweight construction makes for a perfect pitch.

## ARCHITECTURAL VISION

Equal measures of craftsmanship and architectural creativity are at play in this shingle. With cut-away corners and wide, dark shadow lines, Carriage House creates a one-of-a-kind look of scalloped-edge natural slate...the perfect roofline for your home.

## STREAKFIGHTER® PROTECTION

The ultimate in stain protection, CertainTeed's StreakFighter technology uses the power of science to repel algae before it can take hold and spread. StreakFighter's granular blend includes naturally algae-resistant copper to combat the ugly black streaking caused by algae and help your roof maintain its beauty for years to come.

## SUPER CONSTRUCTION

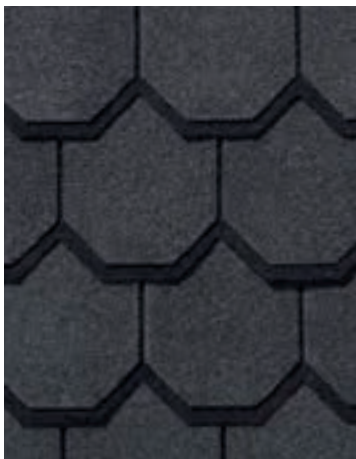
An ingenious construction that combines two full-sized base shingles, four layers of protection, and an oversized 8" exposure. Made of the industry's most durable roofing materials, you'll have a roof that really endures the elements.

The super-heavyweight that offers premium performance and the pride and prestige of scalloped slate is a perfect solution for a steeply-pitched roof. Carriage House luxury shingles. A most unique shingle for a one-of-a-kind home.





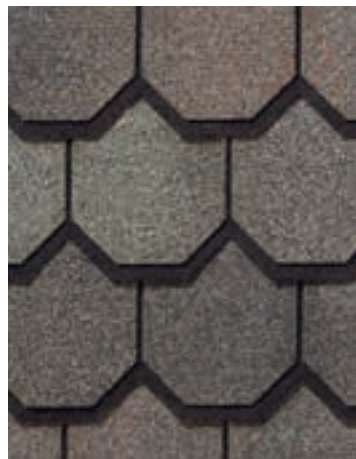
## CARRIAGE HOUSE® COLOR PALETTE



Black Pearl



Brownstone



Colonial Slate



Gatehouse Slate



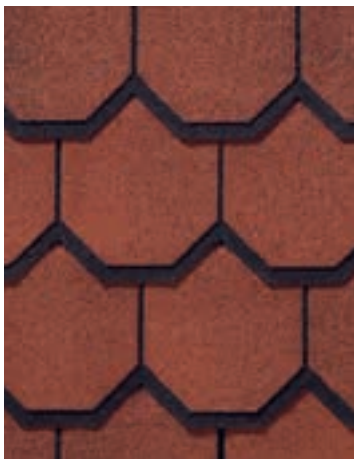


*Carriage House, shown in Georgian Brick*

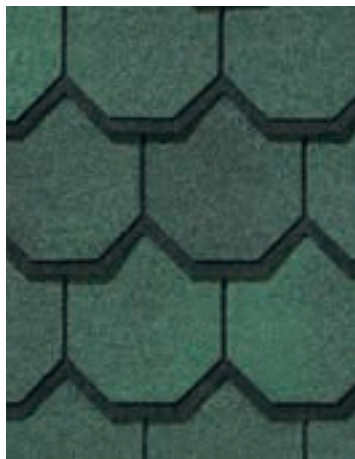
# Perfect Pitch in the Grand Style

## CARRIAGE HOUSE®

- Hand-crafted scalloped cut that mimics natural slate
- Dynamic color options
- StreakFighter® protection against algae
- Superior resistance to fire and high winds



Georgian Brick



Sherwood Forest



Stonegate Gray



Victorian Blue

# Strength with Style

## CARRIAGE HOUSE®

- Class A fire resistance
- Algae resistant
- 110 MPH wind warranty, upgrade to 130 MPH available
- Lifetime-limited warranty



### SPECIFICATIONS

- Two full-size, fiberglass-based shingles
- Unique chamfered cut for scalloped appearance
- Four-layer coverage when applied
- 350 lbs. per square

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

#### Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

#### Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

#### Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

#### Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference [www.certainteed.com](http://www.certainteed.com) to determine approved products by manufacturing location.

#### Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

### WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- **STREAK** Fighter 5-year algae-resistant warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind-resistant warranty
- Upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip & ridge required.

*See actual warranty for specific details and limitations.*



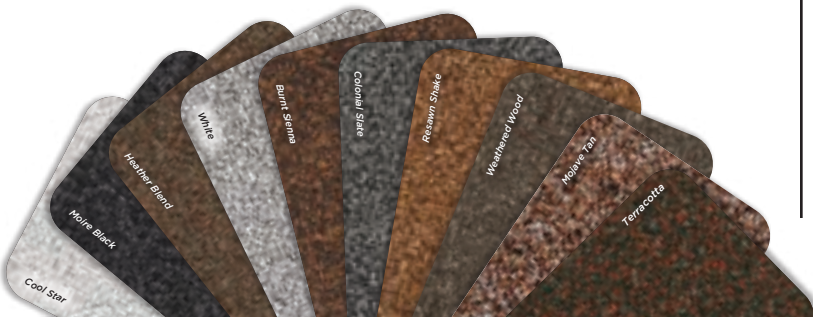


## Add a Little Accent to Your Roof

For a stylish finishing touch to cap hips and ridges, use Shingle Ridge® accessory—available in colors to match your Carriage House shingles.

## Color Companion Products™ for Flat Roof Areas

With CertainTeed Flintlastic® SA, you can coordinate flat roof areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in colors that complement some of the most popular CertainTeed shingles.



# The Ultimate in Stain Protection

**STREAK**Fighter® Algae-Resistant Stain Technology

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's StreakFighter technology uses the power of science to repel algae before it can take hold and spread. StreakFighter's granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Ceramic coating  
Copper layer  
Mineral core

**Granule with StreakFighter Technology**

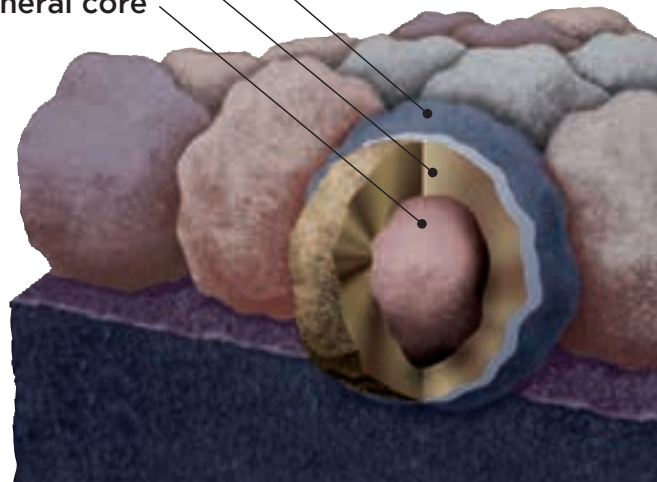


Diagram for illustrative purposes only.



# Integrity Roof System™

A COMPLETE APPROACH TO LONG LASTING BEAUTY AND PERFORMANCE



With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System combines key elements that help ensure you have a well-built roof for long-lasting performance.

It all starts with CertainTeed's broad line of shingles, featuring brilliant color blends, dramatic styles and shadow lines, and the strongest warranties in the industry. The right shingle can mean the difference between an average, everyday look or a beautiful roof that's the talk of the neighborhood.

Shingles are just the beginning - to keep your new roof performing and looking great for years to come it takes a complete CertainTeed Integrity Roof System approach.

## 1. Waterproofing Underlayment

The first step in your defense against the elements. Self-adhering underlayment is installed at vulnerable areas of your roof to help prevent leaks from wind-driven rain and ice dams.

## 2. Water-Resistant Underlayment

Provides a protective layer over the roof deck and acts as a secondary barrier against leaks.

## 3. Starter Shingles

Starter Shingles are the first course of shingles that are installed and designed to work in tandem with the roof shingles above for optimal shingle sealing and performance.

## 4. Shingles

Choose from a variety of Good-Better-Best styles to complement any roof design and fit your budget.

## 5. Hip & Ridge Caps

Available in numerous profiles, these accessories are used on the roof's hip and ridge lines for a distinctive finishing touch to your new roof.

## 6. Ventilation

A roof that breathes is shown to perform better and last longer. Ridge Vents, in combination with Intake Vents, allow air to flow on the underside of your roof deck, keeping the attic cooler in the summer and drier in the winter.

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